HOUSING MARKET INFORMATION

# HOUSING NOW
## Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2012

## New Home Market

### Apartment starts continue to drive new home construction

A total of 3,419 homes were started in the Greater Toronto Area (GTA) in November 2012, up by nearly 25 per cent from the same time period last year. The growth in new home construction was driven mainly by an increase in condominium apartment starts, which more than doubled from a relatively low level in November of last year. Single-detached homes declined by over 29 per cent to 991 units.

New home construction activity has increased by over 19 per cent so far this year to 45,279 units, led by an increase in multi-family dwelling starts such as apartments, semi-detached homes and townhouses. Peel Region

Figure 1

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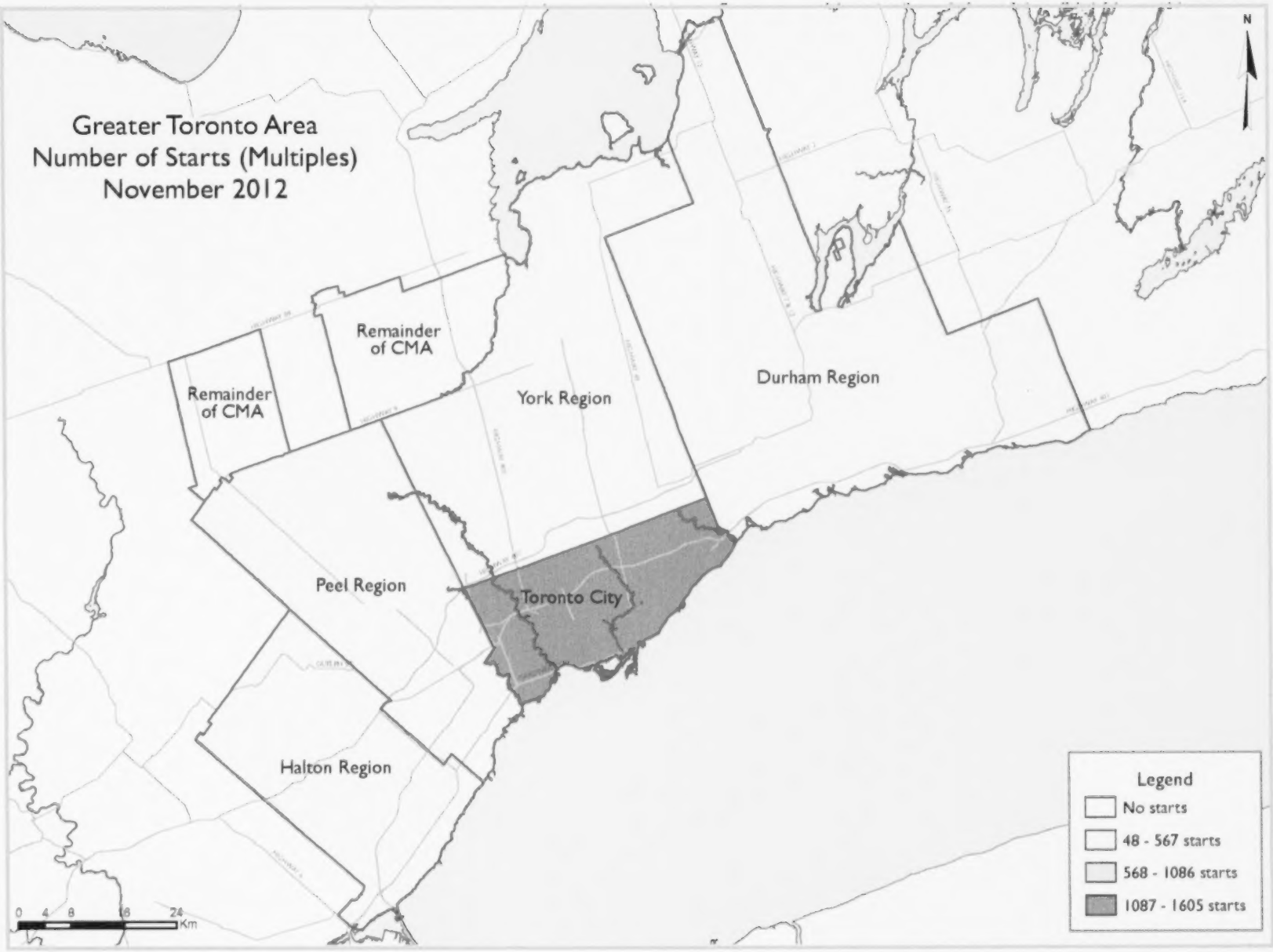
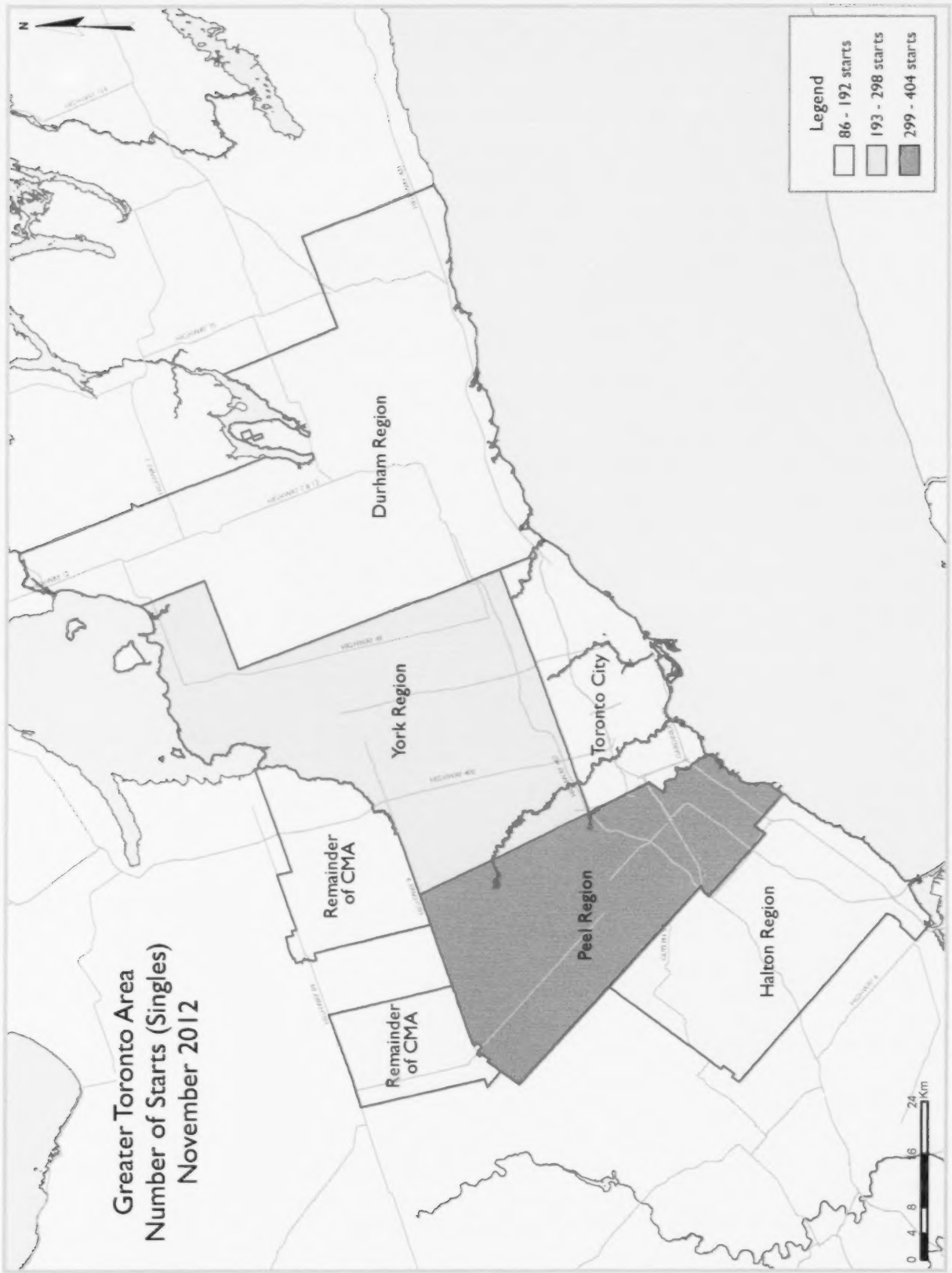
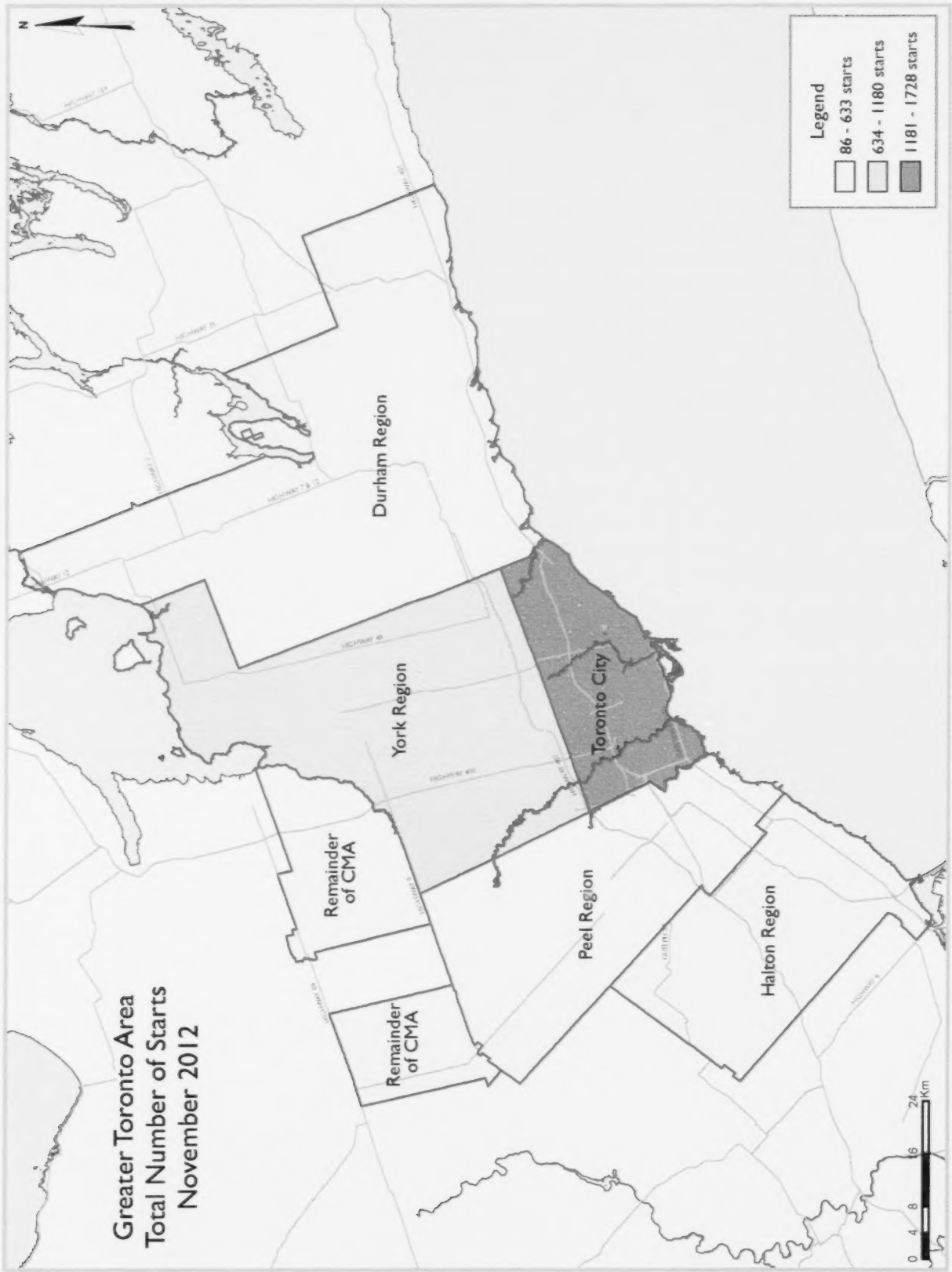
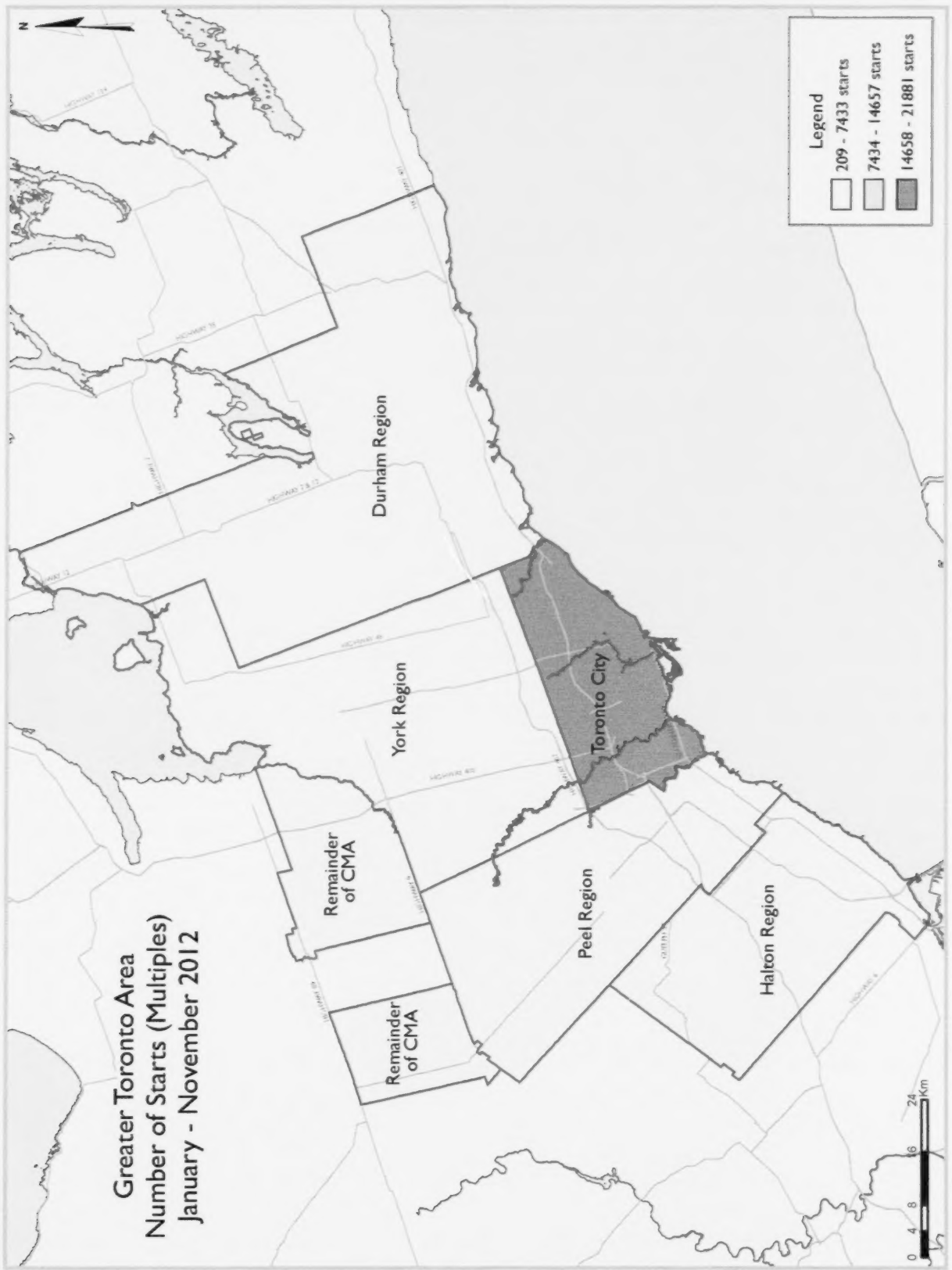
continued to increase its share of single-detached construction, while condominium apartment construction was mainly concentrated in Toronto City, where over 91 per cent of condominium apartment construction took place.

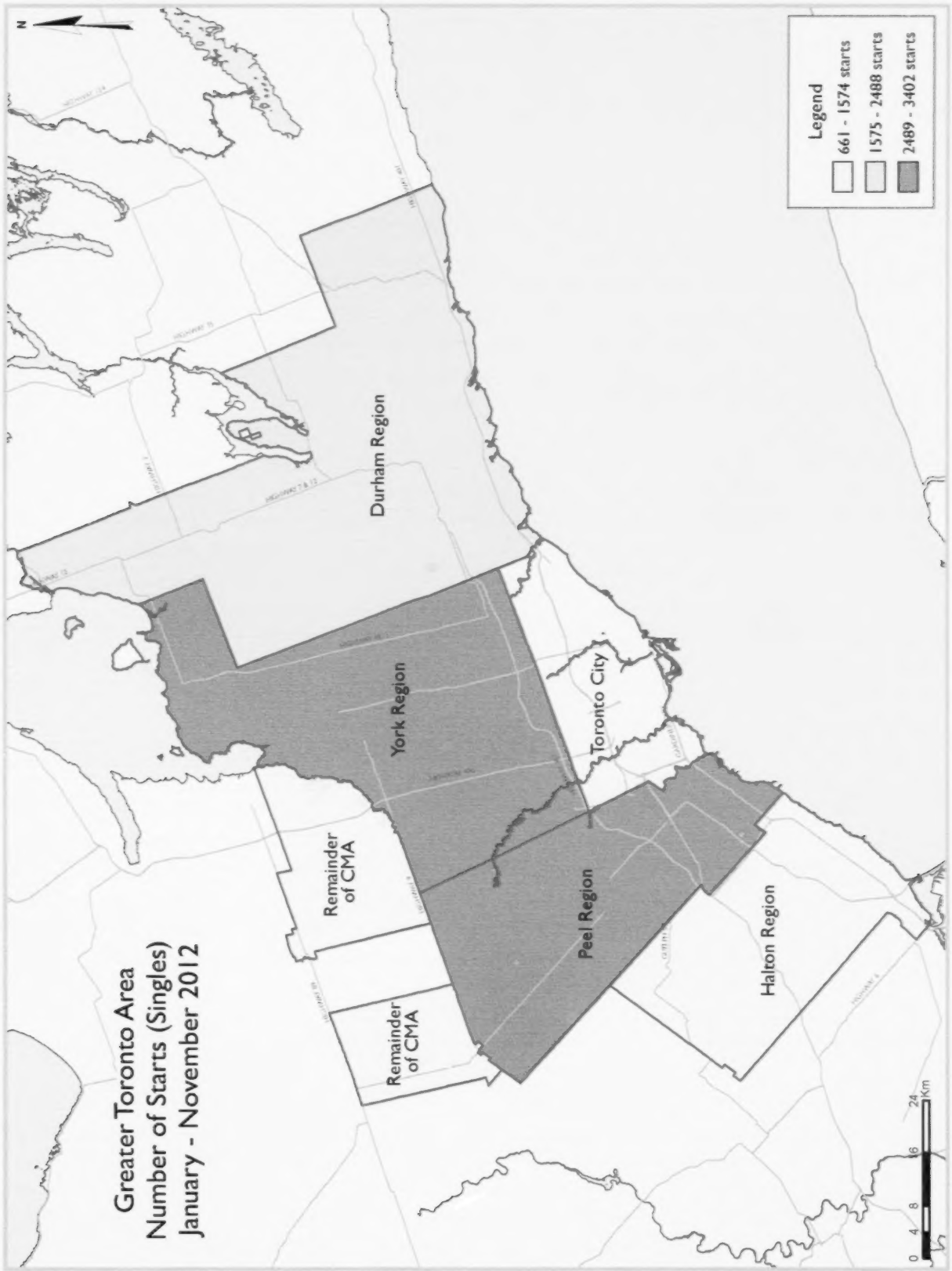
The number of units under construction continued to increase this year in the GTA as completions slowed while starts increased. The diverging pattern between starts and completions was most pronounced in the condominium apartment sector, where year-to-date starts were up by 42 per cent and completions declined by one-third. As a result, the number of units under construction in November was up by 46% from last year to 48,619.

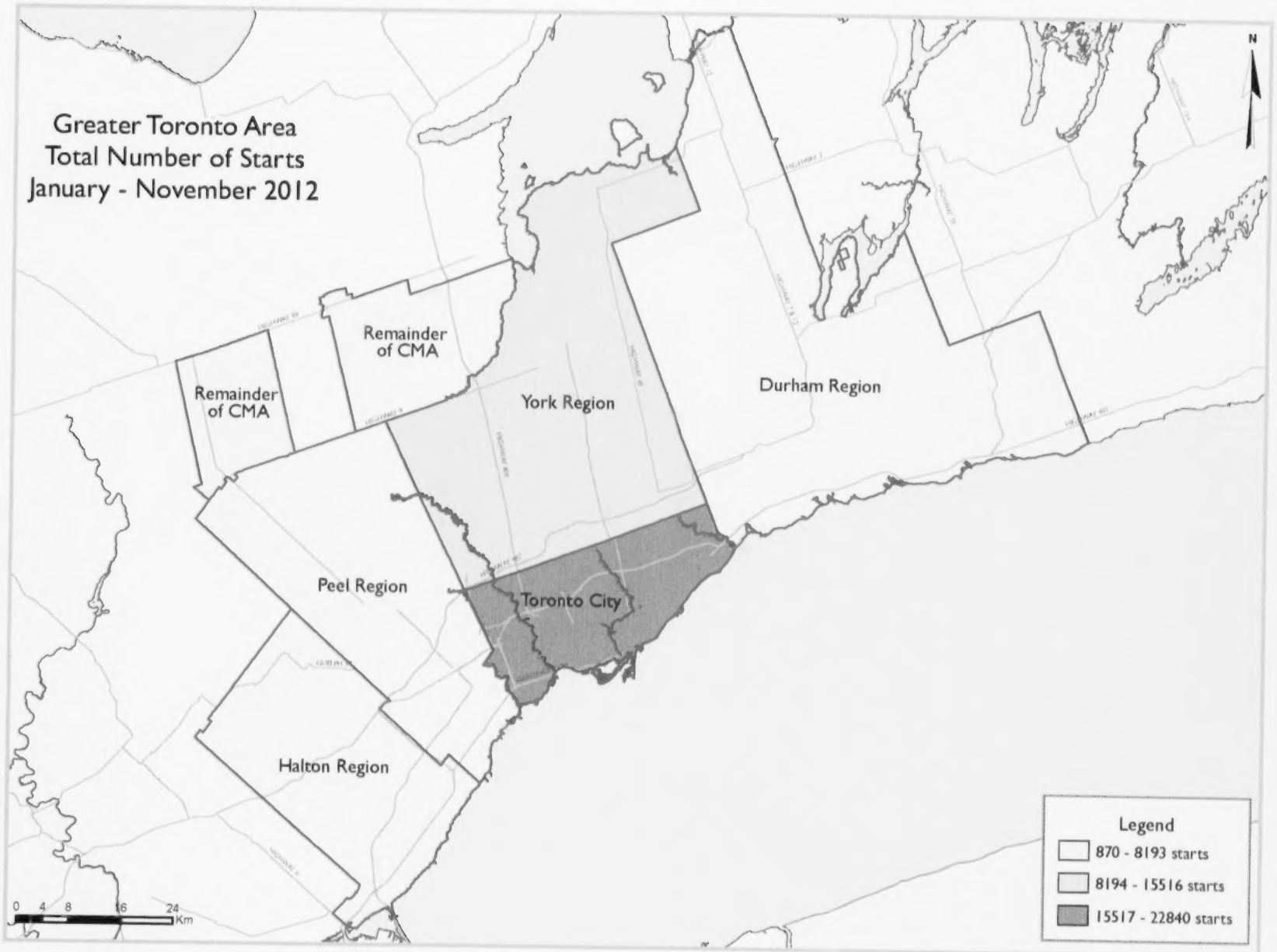

Greater Toronto Area
Number of Starts (Multiples)
November 2012
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
No starts
48 - 567 starts
568 - 1086 starts
1087 - 1605 starts


Greater Toronto Area
Number of Starts (Singles)
November 2012
Legend
86 - 192 starts
193 - 298 starts
299 - 404 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
November 2012
N
Legend
86 - 633 starts
634 - 1180 starts
1181 - 1728 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - November 2012
Legend
209 - 7433 starts
7434 - 14657 starts
14658 - 21881 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
January - November 2012
N
Legend
661 - 1574 starts
1575 - 2488 starts
2489 - 3402 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
January - November 2012
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
870 - 8193 starts
8194 - 15516 starts
15517 - 22840 starts

| ZONE DESCRIPTIONS - TORONTO CMA | |
|---|---|
| **Toronto City** | Toronto, East York, Etobicoke, North York, Scarborough, York |
| **York Region** | Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville |
| **Peel Region** | Brampton, Caledon, Mississauga |
| **Halton Region** | Burlington, Halton Hills, Milton, Oakville |
| **Durham Region** | Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby |
| **Remainder of CMA** | Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville |

# HOUSING NOW REPORT TABLES

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|---|---|
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| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

## Table 1a: Housing Activity Summary of Toronto CMA
## November 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| November 2012 | 957 | 250 | 257 | 0 | 16 | 1,721 | 0 | 97 | 3,298 |
| November 2011 | 1,245 | 146 | 425 | 4 | 112 | 621 | 4 | 10 | 2,567 |
| % Change | -23.1 | 71.2 | -39.5 | -100.0 | -85.7 | 177.1 | -100.0 | ** | 28.5 |
| Year-to-date 2012 | 9,684 | 2,075 | 4,555 | 36 | 961 | 24,579 | 28 | 1,919 | 43,838 |
| Year-to-date 2011 | 10,133 | 1,784 | 4,165 | 40 | 977 | 17,547 | 12 | 1,722 | 36,380 |
| % Change | -4.4 | 16.3 | 9.4 | -10.0 | -1.6 | 40.1 | 133.3 | 11.4 | 20.5 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| November 2012 | 8,330 | 2,009 | 4,323 | 38 | 1,066 | 47,937 | 22 | 3,200 | 66,926 |
| November 2011 | 8,580 | 1,628 | 3,275 | 25 | 1,042 | 32,984 | 16 | 3,508 | 51,058 |
| % Change | -2.9 | 23.4 | 32.0 | 52.0 | 2.3 | 45.3 | 37.5 | -8.8 | 31.1 |
| **COMPLETIONS** | | | | | | | | | |
| November 2012 | 808 | 234 | 458 | 8 | 58 | 1,056 | 2 | 32 | 2,656 |
| November 2011 | 980 | 196 | 514 | 21 | 235 | 1,179 | 0 | 14 | 3,139 |
| % Change | -17.6 | 19.4 | -10.9 | -61.9 | -75.3 | -10.4 | n/a | 128.6 | -15.4 |
| Year-to-date 2012 | 10,147 | 1,758 | 3,004 | 35 | 848 | 11,579 | 18 | 2,126 | 29,515 |
| Year-to-date 2011 | 8,242 | 1,370 | 3,039 | 61 | 1,179 | 17,196 | 16 | 910 | 32,042 |
| % Change | 23.1 | 28.3 | -1.2 | -42.6 | -28.1 | -32.7 | 12.5 | 133.6 | -7.9 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| November 2012 | 137 | 11 | 46 | 0 | 11 | 1,002 | 11 | 587 | 1,805 |
| November 2011 | 96 | 13 | 67 | 0 | 13 | 919 | 13 | 364 | 1,485 |
| % Change | 42.7 | -15.4 | -31.3 | n/a | -15.4 | 9.0 | -15.4 | 61.3 | 21.5 |
| **ABSORBED** | | | | | | | | | |
| November 2012 | 831 | 237 | 463 | 7 | 53 | 986 | 2 | 0 | 2,579 |
| November 2011 | 949 | 198 | 496 | 21 | 241 | 1 169 | 0 | 14 | 3,088 |
| % Change | -12.4 | 19.7 | -6.7 | -66.7 | -78.0 | -15.7 | n/a | -100.0 | -16.5 |
| Year-to-date 2012 | 10,103 | 1,766 | 3,019 | 34 | 839 | 11,425 | 20 | 670 | 27,876 |
| Year-to-date 2011 | 8,333 | 1,380 | 3,014 | 62 | 1,172 | 16,334 | 16 | 607 | 30,918 |
| % Change | 21.2 | 28.0 | 0.2 | -45.2 | -28.4 | -30.1 | 25.0 | 10.4 | -9.8 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1b: Housing Activity Summary of Oshawa CMA
## November 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| November 2012 | 88 | 10 | 13 | 0 | 0 | 0 | 0 | 9 | 120 |
| November 2011 | 210 | 0 | 5 | 0 | 5 | 0 | 0 | 12 | 232 |
| % Change | -58.1 | n/a | 160.0 | n/a | -100.0 | n/a | n/a | -25.0 | -48.3 |
| Year-to-date 2012 | 1,059 | 42 | 99 | 0 | 169 | 154 | 0 | 148 | 1,671 |
| Year-to-date 2011 | 1,297 | 40 | 199 | 0 | 152 | 0 | 10 | 44 | 1,742 |
| % Change | -18.4 | 5.0 | -50.3 | n/a | 11.2 | n/a | -100.0 | ** | -4.1 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| November 2012 | 658 | 40 | 78 | 0 | 153 | 190 | 0 | 168 | 1,287 |
| November 2011 | 844 | 0 | 214 | 0 | 108 | 6 | 46 | 50 | 1,268 |
| % Change | -22.0 | n/a | -63.6 | n/a | 41.7 | ** | -100.0 | ** | 1.5 |
| **COMPLETIONS** | | | | | | | | | |
| November 2012 | 80 | 0 | 17 | 0 | 18 | 0 | 1 | 0 | 116 |
| November 2011 | 124 | 4 | 18 | 0 | 21 | 0 | 0 | 0 | 167 |
| % Change | -35.5 | -100.0 | -5.6 | n/a | -14.3 | n/a | n/a | n/a | -30.5 |
| Year-to-date 2012 | 1,193 | 6 | 224 | 0 | 123 | 0 | 50 | 30 | 1,626 |
| Year-to-date 2011 | 1,268 | 46 | 160 | 0 | 150 | 6 | 0 | 54 | 1,684 |
| % Change | -5.9 | -87.0 | 40.0 | n/a | -18.0 | -100.0 | n/a | -44.4 | -3.4 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| November 2012 | 7 | 0 | 0 | 0 | 2 | 9 | 7 | 5 | 30 |
| November 2011 | 10 | 0 | 1 | 0 | 6 | 10 | 0 | 5 | 32 |
| % Change | -30.0 | n/a | -100.0 | n/a | -66.7 | -10.0 | n/a | 0.0 | -6.3 |
| **ABSORBED** | | | | | | | | | |
| November 2012 | 81 | 0 | 17 | 0 | 22 | 0 | 1 | 0 | 121 |
| November 2011 | 122 | 4 | 18 | 0 | 17 | 0 | 0 | 0 | 161 |
| % Change | -33.6 | -100.0 | -5.6 | n/a | 29.4 | n/a | n/a | n/a | -24.8 |
| Year-to-date 2012 | 1,210 | 6 | 225 | 0 | 124 | 1 | 43 | 14 | 1,623 |
| Year-to-date 2011 | 1,285 | 46 | 161 | 0 | 147 | 11 | 0 | 7 | 1,657 |
| % Change | -5.8 | -87.0 | 39.8 | n/a | -15.6 | -90.9 | n/a | 100.0 | -2.1 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1c: Housing Activity Summary of Greater Toronto Area
## November 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| November 2012 | 991 | 260 | 295 | 0 | 46 | 1,721 | 0 | 106 | 3,419 |
| November 2011 | 1,401 | 144 | 430 | 0 | 121 | 621 | 4 | 22 | 2,743 |
| % Change | -29.3 | 80.6 | -31.4 | n/a | -62.0 | 177.1 | -100.0 | ** | 24.6 |
| Year-to-date 2012 | 10,270 | 2,059 | 4,634 | 3 | 1,146 | 25,071 | 28 | 2,067 | 45,279 |
| Year-to-date 2011 | 11,116 | 1,778 | 4,370 | 16 | 1,156 | 17,697 | 22 | 1,766 | 37,921 |
| % Change | -7.6 | 15.8 | 6.0 | -81.3 | -0.9 | 41.7 | 27.3 | 17.0 | 19.4 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| November 2012 | 8,740 | 1,989 | 4,339 | 13 | 1,235 | 48,619 | 22 | 3,368 | 68,326 |
| November 2011 | 9,247 | 1,578 | 3,474 | 15 | 1,179 | 33,284 | 62 | 3,633 | 52,472 |
| % Change | -5.5 | 26.0 | 24.9 | -13.3 | 4.7 | 46.1 | -64.5 | -7.3 | 30.2 |
| **COMPLETIONS** | | | | | | | | | |
| November 2012 | 818 | 232 | 469 | 2 | 76 | 1,056 | 3 | 32 | 2,688 |
| November 2011 | 1,110 | 200 | 560 | 15 | 256 | 1,179 | 0 | 14 | 3,334 |
| % Change | -26.3 | 16.0 | -16.3 | -86.7 | -70.3 | -10.4 | n/a | 128.6 | -19.4 |
| Year-to-date 2012 | 10,893 | 1,722 | 3,263 | 4 | 1,019 | 11,579 | 68 | 2,306 | 30,854 |
| Year-to-date 2011 | 9,278 | 1,426 | 3,275 | 25 | 1,351 | 17,291 | 16 | 1,148 | 33,839 |
| % Change | 17.4 | 20.8 | -0.4 | -84.0 | -24.6 | -33.0 | ** | 100.9 | -8.8 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| November 2012 | 154 | 9 | 30 | 0 | 16 | 1,011 | 18 | 713 | 1,951 |
| November 2011 | 107 | 13 | 68 | 0 | 22 | 928 | 13 | 386 | 1,537 |
| % Change | 43.9 | -30.8 | -55.9 | n/a | -27.3 | 8.9 | 38.5 | 84.7 | 26.9 |
| **ABSORBED** | | | | | | | | | |
| November 2012 | 835 | 235 | 474 | 2 | 75 | 986 | 3 | 0 | 2,610 |
| November 2011 | 1,075 | 202 | 542 | 15 | 258 | 1 169 | 0 | 14 | 3,275 |
| % Change | -22.3 | 16.3 | -12.5 | -86.7 | -70.9 | -15.7 | n/a | -100.0 | -20.3 |
| Year-to-date 2012 | 10,836 | 1,732 | 3,295 | 4 | 1,011 | 11,435 | 63 | 730 | 29,106 |
| Year-to-date 2011 | 9,368 | 1,436 | 3,266 | 25 | 1,341 | 16,431 | 16 | 963 | 32,846 |
| % Change | 15.7 | 20.6 | 0.9 | -84.0 | -24.6 | -30.4 | ** | -24.2 | -11.4 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## November 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| November 2012 | 123 | 2 | 25 | 0 | 0 | 1,578 | 0 | 0 | 1,728 |
| November 2011 | 191 | 10 | 20 | 0 | 0 | 599 | 0 | 6 | 826 |
| **York Region** | | | | | | | | | |
| November 2012 | 243 | 134 | 165 | 0 | 0 | 143 | 0 | 97 | 782 |
| November 2011 | 397 | 52 | 268 | 0 | 46 | 22 | 4 | 4 | 793 |
| **Peel Region** | | | | | | | | | |
| November 2012 | 404 | 62 | 43 | 0 | 0 | 0 | 0 | 0 | 509 |
| November 2011 | 205 | 48 | 55 | 0 | 0 | 0 | 0 | 0 | 308 |
| **Halton Region** | | | | | | | | | |
| November 2012 | 98 | 52 | 49 | 0 | 30 | 0 | 0 | 0 | 229 |
| November 2011 | 197 | 24 | 82 | 0 | 70 | 0 | 0 | 0 | 373 |
| **Durham Region** | | | | | | | | | |
| November 2012 | 123 | 10 | 13 | 0 | 16 | 0 | 0 | 9 | 171 |
| November 2011 | 411 | 10 | 5 | 0 | 5 | 0 | 0 | 12 | 443 |
| **Toronto CMA** | | | | | | | | | |
| November 2012 | 957 | 250 | 257 | 0 | 16 | 1,721 | 0 | 97 | 3,298 |
| November 2011 | 1,245 | 146 | 425 | 4 | 112 | 621 | 4 | 10 | 2,567 |
| **Oshawa CMA** | | | | | | | | | |
| November 2012 | 88 | 10 | 13 | 0 | 0 | 0 | 0 | 9 | 120 |
| November 2011 | 210 | 0 | 5 | 0 | 5 | 0 | 0 | 12 | 232 |
| **Greater Toronto Area** | | | | | | | | | |
| November 2012 | 991 | 260 | 295 | 0 | 46 | 1,721 | 0 | 106 | 3,419 |
| November 2011 | 1,401 | 144 | 430 | 0 | 121 | 621 | 4 | 22 | 2,743 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## November 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| November 2012 | 1,311 | 196 | 971 | 0 | 201 | 38,539 | 14 | 2,711 | 43,943 |
| November 2011 | 1,188 | 226 | 1,247 | 0 | 69 | 26,582 | 0 | 3,335 | 32,647 |
| **York Region** | | | | | | | | | |
| November 2012 | 2,088 | 444 | 1,413 | 3 | 219 | 5,883 | 0 | 239 | 10,289 |
| November 2011 | 2,927 | 260 | 765 | 4 | 284 | 2,763 | 8 | 93 | 7,104 |
| **Peel Region** | | | | | | | | | |
| November 2012 | 3,386 | 1,109 | 973 | 10 | 194 | 2,384 | 8 | 250 | 8,315 |
| November 2011 | 2,420 | 880 | 619 | 11 | 407 | 2,485 | 8 | 0 | 6,830 |
| **Halton Region** | | | | | | | | | |
| November 2012 | 869 | 178 | 787 | 0 | 405 | 1,623 | 0 | 0 | 3,862 |
| November 2011 | 1,283 | 130 | 379 | 0 | 253 | 1,213 | 0 | 155 | 3,413 |
| **Durham Region** | | | | | | | | | |
| November 2012 | 1,086 | 62 | 195 | 0 | 216 | 190 | 0 | 168 | 1,917 |
| November 2011 | 1,429 | 82 | 464 | 0 | 166 | 241 | 46 | 50 | 2,478 |
| **Toronto CMA** | | | | | | | | | |
| November 2012 | 8,330 | 2,009 | 4,323 | 38 | 1,066 | 47,937 | 22 | 3,200 | 66,926 |
| November 2011 | 8,580 | 1,628 | 3,275 | 25 | 1,042 | 32,984 | 16 | 3,508 | 51,058 |
| **Oshawa CMA** | | | | | | | | | |
| November 2012 | 658 | 40 | 78 | 0 | 153 | 190 | 0 | 168 | 1,287 |
| November 2011 | 844 | 0 | 214 | 0 | 108 | 6 | 46 | 50 | 1,268 |
| **Greater Toronto Area** | | | | | | | | | |
| November 2012 | 8,740 | 1,989 | 4,339 | 13 | 1,235 | 48,619 | 22 | 3,368 | 68,326 |
| November 2011 | 9,247 | 1,578 | 3,474 | 15 | 1,179 | 33,284 | 62 | 3,633 | 52,472 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket November 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| November 2012 | 93 | 0 | 0 | 0 | 11 | 1,000 | 0 | 32 | 1,136 |
| November 2011 | 156 | 4 | 124 | 0 | 0 | 1,130 | 0 | 12 | 1,426 |
| **York Region** | | | | | | | | | |
| November 2012 | 348 | 34 | 172 | 2 | 19 | 0 | 2 | 0 | 577 |
| November 2011 | 392 | 114 | 196 | 0 | 66 | 0 | 0 | 2 | 770 |
| **Peel Region** | | | | | | | | | |
| November 2012 | 165 | 180 | 67 | 0 | 0 | 0 | 0 | 0 | 412 |
| November 2011 | 268 | 74 | 89 | 15 | 99 | 49 | 0 | 0 | 594 |
| **Halton Region** | | | | | | | | | |
| November 2012 | 76 | 16 | 197 | 0 | 22 | 56 | 0 | 0 | 367 |
| November 2011 | 100 | 0 | 121 | 0 | 70 | 0 | 0 | 0 | 291 |
| **Durham Region** | | | | | | | | | |
| November 2012 | 136 | 2 | 33 | 0 | 24 | 0 | 1 | 0 | 196 |
| November 2011 | 194 | 8 | 30 | 0 | 21 | 0 | 0 | 0 | 253 |
| **Toronto CMA** | | | | | | | | | |
| November 2012 | 808 | 234 | 458 | 8 | 58 | 1,056 | 2 | 32 | 2,656 |
| November 2011 | 980 | 196 | 514 | 21 | 235 | 1,179 | 0 | 14 | 3,139 |
| **Oshawa CMA** | | | | | | | | | |
| November 2012 | 80 | 0 | 17 | 0 | 18 | 0 | 1 | 0 | 116 |
| November 2011 | 124 | 4 | 18 | 0 | 21 | 0 | 0 | 0 | 167 |
| **Greater Toronto Area** | | | | | | | | | |
| November 2012 | 818 | 232 | 469 | 2 | 76 | 1,056 | 3 | 32 | 2,688 |
| November 2011 | 1,110 | 200 | 560 | 15 | 256 | 1,179 | 0 | 14 | 3,334 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## November 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| November 2012 | 60 | 5 | 15 | 0 | 6 | 869 | 11 | 390 | 1,356 |
| November 2011 | 51 | 9 | 47 | 0 | 8 | 720 | 11 | 167 | 1,013 |
| **York Region** | | | | | | | | | |
| November 2012 | 15 | 0 | 6 | 0 | 0 | 25 | 0 | 0 | 46 |
| November 2011 | 12 | 0 | 8 | 0 | 3 | 111 | 2 | 0 | 136 |
| **Peel Region** | | | | | | | | | |
| November 2012 | 21 | 4 | 0 | 0 | 2 | 74 | 0 | 197 | 298 |
| November 2011 | 28 | 4 | 3 | 0 | 2 | 87 | 0 | 197 | 321 |
| **Halton Region** | | | | | | | | | |
| November 2012 | 38 | 0 | 2 | 0 | 3 | 25 | 0 | 121 | 189 |
| November 2011 | 6 | 0 | 2 | 0 | 3 | 0 | 0 | 17 | 28 |
| **Durham Region** | | | | | | | | | |
| November 2012 | 20 | 0 | 7 | 0 | 5 | 18 | 7 | 5 | 62 |
| November 2011 | 10 | 0 | 8 | 0 | 6 | 10 | 0 | 5 | 39 |
| **Toronto CMA** | | | | | | | | | |
| November 2012 | 137 | 11 | 46 | 0 | 11 | 1,002 | 11 | 587 | 1,805 |
| November 2011 | 96 | 13 | 67 | 0 | 13 | 919 | 13 | 364 | 1,485 |
| **Oshawa CMA** | | | | | | | | | |
| November 2012 | 7 | 0 | 0 | 0 | 2 | 9 | 7 | 5 | 30 |
| November 2011 | 10 | 0 | 1 | 0 | 6 | 10 | 0 | 5 | 32 |
| **Greater Toronto Area** | | | | | | | | | |
| November 2012 | 154 | 9 | 30 | 0 | 16 | 1,011 | 18 | 713 | 1,951 |
| November 2011 | 107 | 13 | 68 | 0 | 22 | 928 | 13 | 386 | 1,537 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## November 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| November 2012 | 96 | 2 | 1 | 0 | 9 | 930 | 0 | 0 | 1,038 |
| November 2011 | 143 | 6 | 102 | 0 | 8 | 1,120 | 0 | 12 | 1,391 |
| **York Region** | | | | | | | | | |
| November 2012 | 348 | 34 | 172 | 2 | 19 | 0 | 2 | 0 | 577 |
| November 2011 | 389 | 114 | 200 | 0 | 64 | 0 | 0 | 2 | 769 |
| **Peel Region** | | | | | | | | | |
| November 2012 | 163 | 181 | 67 | 0 | 0 | 0 | 0 | 0 | 411 |
| November 2011 | 253 | 74 | 89 | 15 | 99 | 49 | 0 | 0 | 579 |
| **Halton Region** | | | | | | | | | |
| November 2012 | 95 | 16 | 197 | 0 | 22 | 56 | 0 | 0 | 386 |
| November 2011 | 100 | 0 | 127 | 0 | 70 | 0 | 0 | 0 | 297 |
| **Durham Region** | | | | | | | | | |
| November 2012 | 133 | 2 | 37 | 0 | 25 | 0 | 1 | 0 | 198 |
| November 2011 | 190 | 8 | 24 | 0 | 17 | 0 | 0 | 0 | 239 |
| **Toronto CMA** | | | | | | | | | |
| November 2012 | 831 | 237 | 463 | 7 | 53 | 986 | 2 | 0 | 2,579 |
| November 2011 | 949 | 198 | 496 | 21 | 241 | 1,169 | 0 | 14 | 3,088 |
| **Oshawa CMA** | | | | | | | | | |
| November 2012 | 81 | 0 | 17 | 0 | 22 | 0 | 1 | 0 | 121 |
| November 2011 | 122 | 4 | 18 | 0 | 17 | 0 | 0 | 0 | 161 |
| **Greater Toronto Area** | | | | | | | | | |
| November 2012 | 835 | 235 | 474 | 2 | 75 | 986 | 3 | 0 | 2,610 |
| November 2011 | 1,075 | 202 | 542 | 15 | 258 | 1,169 | 0 | 14 | 3,275 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2a: History of Housing Starts of Toronto CMA**
**2002 - 2011**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2011 | 11,207 | 1,992 | 4,340 | 40 | 1,037 | 19,195 | 12 | 1,922 | 39,745 |
| % Change | 13.4 | 21.8 | 30.4 | -18.4 | -24.4 | 65.7 | -57.1 | 46.7 | 36.1 |
| 2010 | 9,887 | 1,636 | 3,327 | 49 | 1,372 | 11,586 | 28 | 1,310 | 29,195 |
| % Change | 22.9 | -18.8 | 37.8 | -39.5 | 132.1 | 5.8 | ** | -27.5 | 12.5 |
| 2009 | 8,048 | 2,014 | 2,415 | 81 | 591 | 10,954 | 8 | 1,808 | 25,949 |
| % Change | -28.4 | -14.4 | -12.9 | 17.4 | -68.0 | -50.8 | -60.0 | 8.2 | -38.5 |
| 2008 | 11,239 | 2,352 | 2,772 | 69 | 1,845 | 22,244 | 20 | 1,671 | 42,212 |
| % Change | -23.8 | -16.6 | -37.0 | 146.4 | 48.1 | 136.7 | ** | 154.3 | 26.8 |
| 2007 | 14,741 | 2,820 | 4,401 | 28 | 1,246 | 9,396 | 4 | 657 | 33,293 |
| % Change | 4.8 | 1.0 | 14.0 | -41.7 | -11.7 | -29.6 | -50.0 | -57.6 | -10.2 |
| 2006 | 14,072 | 2,792 | 3,860 | 48 | 1,411 | 13,338 | 8 | 1,551 | 37,080 |
| % Change | -10.6 | -16.2 | -17.7 | -5.9 | -19.4 | -7.2 | -93.3 | 1.4 | -10.9 |
| 2005 | 15,746 | 3,333 | 4,690 | 51 | 1,751 | 14,376 | 119 | 1,530 | 41,596 |
| % Change | -17.0 | -5.2 | 7.5 | -47.4 | 18.7 | 15.5 | 133.3 | 28.9 | -1.2 |
| 2004 | 18,979 | 3,514 | 4,362 | 97 | 1,475 | 12,450 | 51 | 1,187 | 42,115 |
| % Change | -3.1 | -26.5 | -1.4 | 136.6 | 29.3 | -6.3 | -67.3 | -35.0 | -7.4 |
| 2003 | 19,585 | 4,782 | 4,422 | 41 | 1,141 | 13,291 | 156 | 1,825 | 45,475 |
| % Change | -11.2 | -8.1 | 4.4 | -35.9 | -29.4 | 46.4 | -49.2 | 51.6 | 3.8 |
| 2002 | 22,049 | 5,206 | 4,235 | 64 | 1,616 | 9,081 | 307 | 1,204 | 43,805 |

Source: CMHC (Starts and Completions Survey)

## Table 1.2b: History of Housing Starts of Oshawa CMA 2002 - 2011

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2011 | 1,384 | 40 | 199 | 0 | 152 | 30 | 10 | 44 | 1,859 |
| % Change | -10.1 | 150.0 | -13.9 | n/a | 70.8 | n/a | n/a | ** | -1.5 |
| 2010 | 1,540 | 16 | 231 | 0 | 89 | 0 | 0 | 12 | 1,888 |
| % Change | 84.2 | ** | ** | n/a | 140.5 | n/a | -100.0 | -71.4 | 92.7 |
| 2009 | 836 | 4 | 58 | 0 | 37 | 0 | 3 | 42 | 980 |
| % Change | -44.3 | 0.0 | -77.3 | n/a | -79.1 | -100.0 | n/a | 55.6 | -50.7 |
| 2008 | 1,500 | 4 | 255 | 0 | 177 | 24 | 0 | 27 | 1,987 |
| % Change | -14.1 | -71.4 | 38.6 | n/a | 6.0 | -81.7 | n/a | -81.5 | -16.8 |
| 2007 | 1,747 | 14 | 184 | 0 | 167 | 131 | 0 | 146 | 2,389 |
| % Change | -17.1 | -22.2 | -29.0 | n/a | 35.8 | -73.0 | -100.0 | n/a | -20.2 |
| 2006 | 2,108 | 18 | 259 | 0 | 123 | 486 | 1 | 0 | 2,995 |
| % Change | -8.4 | 80.0 | 5.3 | n/a | ** | 54.8 | -97.3 | -100.0 | 2.1 |
| 2005 | 2,301 | 10 | 246 | 0 | 22 | 314 | 37 | 4 | 2,934 |
| % Change | -2.3 | -85.3 | -49.9 | n/a | -21.4 | 49.5 | n/a | n/a | -6.9 |
| 2004 | 2,356 | 68 | 491 | 0 | 28 | 210 | 0 | 0 | 3,153 |
| % Change | -23.4 | -60.5 | -10.6 | n/a | n/a | 191.7 | n/a | -100.0 | -19.3 |
| 2003 | 3,074 | 172 | 549 | 0 | 0 | 72 | 0 | 40 | 3,907 |
| % Change | 4.0 | 83.0 | 86.1 | n/a | -100.0 | -20.0 | -100.0 | n/a | 11.9 |
| 2002 | 2,955 | 94 | 295 | 0 | 40 | 90 | 16 | 0 | 3,490 |

Source: CMHC (Starts and Completions Survey)

## Table 1.2c: History of Housing Starts in the Greater Toronto Area 2002 - 2011

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2011 | 12,105 | 1,984 | 4,576 | 16 | 1,216 | 19,375 | 22 | 1,966 | 41,260 |
| % Change | 9.3 | 12.7 | 27.6 | -36.0 | -19.9 | 61.2 | -21.4 | 48.7 | 31.6 |
| 2010 | 11,079 | 1,760 | 3,587 | 25 | 1,519 | 12,021 | 28 | 1,322 | 31,341 |
| % Change | 27.9 | -15.4 | 51.5 | ** | 129.1 | 8.8 | 154.5 | -36.6 | 16.3 |
| 2009 | 8,663 | 2,080 | 2,367 | 3 | 663 | 11,044 | 11 | 2,084 | 26,945 |
| % Change | -31.4 | -14.6 | -21.9 | -95.9 | -70.3 | -51.1 | -45.0 | 23.0 | -39.7 |
| 2008 | 12,633 | 2,436 | 3,030 | 73 | 2,231 | 22,585 | 20 | 1,694 | 44,702 |
| % Change | -23.7 | -15.7 | -35.2 | ** | 39.0 | 134.9 | ** | 111.0 | 23.6 |
| 2007 | 16,550 | 2,890 | 4,674 | 18 | 1,605 | 9,615 | 4 | 803 | 36,159 |
| % Change | 2.3 | -0.1 | 9.0 | 50.0 | -4.1 | -30.4 | -76.5 | -50.6 | -10.7 |
| 2006 | 16,179 | 2,894 | 4,287 | 12 | 1,673 | 13,824 | 17 | 1,626 | 40,512 |
| % Change | -10.7 | -14.5 | -15.3 | -65.7 | -16.0 | -6.6 | -90.0 | -3.9 | -10.5 |
| 2005 | 18,127 | 3,383 | 5,059 | 35 | 1,992 | 14,800 | 170 | 1,692 | 45,258 |
| % Change | -15.3 | -7.5 | -0.2 | -12.5 | 23.9 | 13.5 | 120.8 | 27.9 | -2.1 |
| 2004 | 21,413 | 3,656 | 5,068 | 40 | 1,608 | 13,041 | 77 | 1,323 | 46,226 |
| % Change | -5.4 | -27.1 | -3.6 | ** | 14.0 | -3.3 | -50.6 | -29.1 | -7.7 |
| 2003 | 22,627 | 5,014 | 5,259 | 1 | 1,411 | 13,482 | 156 | 1,865 | 50,062 |
| % Change | -9.6 | -6.1 | 7.1 | -96.3 | -28.4 | 47.1 | -52.1 | 54.9 | 4.2 |
| 2002 | 25,035 | 5,342 | 4,911 | 27 | 1,970 | 9,168 | 326 | 1,204 | 48,032 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
## November 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | % Change |
| **Toronto City** | 123 | 191 | 2 | 10 | 25 | 20 | 1,578 | 605 | 1,728 | 826 | 109.2 |
| Toronto | 24 | 16 | 0 | 6 | 25 | 0 | 1,526 | 128 | 1,575 | 150 | ** |
| East York | 7 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 4 | 75.0 |
| Etobicoke | 21 | 28 | 2 | 2 | 0 | 0 | 0 | 323 | 23 | 353 | -93.5 |
| North York | 62 | 40 | 0 | 0 | 0 | 20 | 0 | 128 | 62 | 188 | -67.0 |
| Scarborough | 4 | 92 | 0 | 0 | 0 | 0 | 52 | 20 | 56 | 112 | -50.0 |
| York | 5 | 11 | 0 | 2 | 0 | 0 | 0 | 6 | 5 | 19 | -73.7 |
| **York Region** | 243 | 397 | 134 | 52 | 165 | 318 | 240 | 26 | 782 | 793 | -1.4 |
| Aurora | 1 | 1 | 20 | 0 | 0 | 0 | 0 | 0 | 21 | 1 | ** |
| East Gwillimbury | 2 | 13 | 0 | 4 | 0 | 0 | 0 | 0 | 2 | 17 | -88.2 |
| Georgina Township | 15 | 10 | 0 | 0 | 0 | 0 | 97 | 0 | 112 | 10 | ** |
| King Township | 21 | 7 | 0 | 0 | 0 | 10 | 0 | 0 | 21 | 17 | 23.5 |
| Markham | 56 | 105 | 94 | 46 | 151 | 143 | 143 | 4 | 444 | 298 | 49.0 |
| Newmarket | 61 | 16 | 20 | 0 | 0 | 0 | 0 | 0 | 81 | 16 | ** |
| Richmond Hill | 9 | 143 | 0 | 0 | 14 | 12 | 0 | 0 | 23 | 155 | -85.2 |
| Vaughan | 41 | 85 | 0 | 2 | 0 | 149 | 0 | 22 | 41 | 258 | -84.1 |
| Whitchurch-Stouffville | 37 | 17 | 0 | 0 | 0 | 4 | 0 | 0 | 37 | 21 | 76.2 |
| **Peel Region** | 404 | 205 | 62 | 48 | 43 | 55 | 0 | 0 | 509 | 308 | 65.3 |
| Brampton | 371 | 133 | 62 | 46 | 43 | 52 | 0 | 0 | 476 | 231 | 106.1 |
| Caledon | 23 | 61 | 0 | 2 | 0 | 3 | 0 | 0 | 23 | 66 | -65.2 |
| Mississauga | 10 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 11 | -9.1 |
| **Halton Region** | 98 | 197 | 52 | 24 | 79 | 152 | 0 | 0 | 229 | 373 | -38.6 |
| Burlington | 30 | 20 | 0 | 0 | 55 | 4 | 0 | 0 | 85 | 24 | ** |
| Halton Hills | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 200.0 |
| Milton | 41 | 165 | 52 | 24 | 24 | 148 | 0 | 0 | 117 | 337 | -65.3 |
| Oakville | 24 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 11 | 118.2 |
| **Durham Region** | 123 | 411 | 10 | 10 | 29 | 10 | 9 | 12 | 171 | 443 | -61.4 |
| Ajax | 26 | 43 | 0 | 10 | 16 | 0 | 0 | 0 | 42 | 53 | -20.8 |
| Brock | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Clarington | 21 | 84 | 8 | 0 | 13 | 0 | 0 | 0 | 42 | 84 | -50.0 |
| Oshawa | 38 | 47 | 0 | 0 | 0 | 0 | 9 | 12 | 47 | 59 | -20.3 |
| Pickering | 6 | 152 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 152 | -96.1 |
| Scugog | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 100.0 |
| Uxbridge | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | -75.0 |
| Whitby | 29 | 79 | 2 | 0 | 0 | 10 | 0 | 0 | 31 | 89 | -65.2 |
| **Remainder of Toronto CMA** | 86 | 80 | 0 | 2 | 0 | 0 | 0 | 0 | 86 | 82 | 4.9 |
| Bradford West Gwillimbury | 34 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 30 | 13.3 |
| Town of Mono | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | -85.7 |
| New Tecumseth | 42 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 29 | 44.8 |
| Orangeville | 9 | 14 | 0 | 2 | 0 | 0 | 0 | 0 | 9 | 16 | -43.8 |
| **Toronto CMA** | 957 | 1,249 | 250 | 146 | 273 | 541 | 1,818 | 631 | 3,298 | 2,567 | 28.5 |
| **Oshawa CMA** | 88 | 210 | 10 | 0 | 13 | 10 | 9 | 12 | 120 | 232 | -48.3 |
| **Greater Toronto Area (GTA)** | 991 | 1,401 | 260 | 144 | 341 | 555 | 1,827 | 643 | 3,419 | 2,743 | 24.6 |

Source: CMHC (Starts and Completions Survey)

## Table 2.1: Starts by Submarket and by Dwelling Type
### January - November 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| **Toronto City** | 959 | 933 | 160 | 178 | 606 | 478 | 21,115 | 15,595 | 22,840 | 17,184 | 32.9 |
| Toronto | 154 | 137 | 18 | 20 | 102 | 8 | 13,253 | 10,526 | 13,527 | 10,691 | 26.5 |
| East York | 77 | 49 | 6 | 0 | 0 | 0 | 105 | 384 | 188 | 433 | -56.6 |
| Etobicoke | 161 | 138 | 76 | 4 | 68 | 0 | 2,330 | 1,067 | 2,635 | 1,209 | 117.9 |
| North York | 398 | 368 | 10 | 116 | 261 | 198 | 4,692 | 2,289 | 5,361 | 2,971 | 80.4 |
| Scarborough | 137 | 219 | 38 | 30 | 172 | 272 | 149 | 606 | 496 | 1,127 | -56.0 |
| York | 32 | 21 | 12 | 8 | 3 | 0 | 586 | 6 | 633 | 35 | ** |
| **York Region** | 3,086 | 4,164 | 564 | 616 | 2,046 | 1,480 | 3,878 | 2,516 | 9,574 | 8,776 | 9.1 |
| Aurora | 72 | 45 | 20 | 0 | 41 | 0 | 244 | 0 | 377 | 45 | ** |
| East Gwillimbury | 84 | 108 | 32 | 42 | 0 | 38 | 0 | 0 | 116 | 188 | -38.3 |
| Georgina Township | 109 | 151 | 0 | 0 | 23 | 13 | 97 | 0 | 229 | 164 | 39.6 |
| King Township | 324 | 72 | 4 | 2 | 83 | 36 | 127 | 137 | 538 | 247 | 117.8 |
| Markham | 775 | 1,324 | 410 | 280 | 1,165 | 515 | 2,149 | 1,602 | 4,499 | 3,721 | 20.9 |
| Newmarket | 370 | 153 | 20 | 6 | 60 | 0 | 0 | 4 | 450 | 163 | 176.1 |
| Richmond Hill | 320 | 592 | 12 | 8 | 260 | 350 | 764 | 148 | 1,356 | 1,098 | 23.5 |
| Vaughan | 592 | 1,102 | 46 | 186 | 286 | 416 | 497 | 521 | 1,421 | 2,225 | -36.1 |
| Whitchurch-Stouffville | 440 | 617 | 20 | 92 | 128 | 112 | 0 | 104 | 588 | 925 | -36.4 |
| **Peel Region** | 3,402 | 2,324 | 1,061 | 756 | 798 | 973 | 1,112 | 1,751 | 6,373 | 5,804 | 9.8 |
| Brampton | 2,931 | 1,878 | 970 | 608 | 663 | 428 | 224 | 49 | 4,788 | 2,963 | 61.6 |
| Caledon | 299 | 322 | 41 | 58 | 126 | 96 | 0 | 0 | 466 | 476 | -2.1 |
| Mississauga | 172 | 124 | 50 | 90 | 9 | 449 | 888 | 1,702 | 1,119 | 2,365 | -52.7 |
| **Halton Region** | 1,147 | 1,712 | 190 | 110 | 1,561 | 781 | 1,012 | 462 | 3,910 | 3,065 | 27.6 |
| Burlington | 130 | 325 | 2 | 4 | 145 | 47 | 338 | 150 | 615 | 526 | 16.9 |
| Halton Hills | 143 | 71 | 0 | 6 | 25 | 22 | 0 | 0 | 168 | 99 | 69.7 |
| Milton | 630 | 888 | 168 | 68 | 1,045 | 399 | 152 | 312 | 1,995 | 1,667 | 19.7 |
| Oakville | 244 | 428 | 20 | 32 | 346 | 313 | 522 | 0 | 1,132 | 773 | 46.4 |
| **Durham Region** | 1,682 | 1,999 | 84 | 128 | 514 | 686 | 302 | 279 | 2,582 | 3,092 | -16.5 |
| Ajax | 310 | 345 | 42 | 88 | 200 | 249 | 0 | 0 | 552 | 682 | -19.1 |
| Brock | 8 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 16 | -50.0 |
| Clarington | 531 | 502 | 14 | 0 | 78 | 125 | 82 | 0 | 705 | 627 | 12.4 |
| Oshawa | 260 | 321 | 26 | 40 | 57 | 77 | 9 | 44 | 352 | 482 | -27.0 |
| Pickering | 247 | 277 | 0 | 0 | 46 | 76 | 0 | 235 | 293 | 588 | -50.2 |
| Scugog | 17 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 16 | 6.3 |
| Uxbridge | 41 | 48 | 0 | 0 | 0 | 0 | 0 | 0 | 41 | 48 | -14.6 |
| Whitby | 268 | 474 | 2 | 0 | 133 | 159 | 211 | 0 | 614 | 633 | -3.0 |
| **Remainder of Toronto CMA** | 661 | 695 | 80 | 58 | 129 | 6 | 0 | 0 | 870 | 759 | 14.6 |
| Bradford West Gwillimbury | 316 | 406 | 60 | 38 | 34 | 0 | 0 | 0 | 410 | 444 | -7.7 |
| Town of Mono | 43 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 43 | 35 | 22.9 |
| New Tecumseth | 237 | 216 | 20 | 18 | 25 | 6 | 0 | 0 | 282 | 240 | 17.5 |
| Orangeville | 65 | 38 | 0 | 2 | 70 | 0 | 0 | 0 | 135 | 40 | ** |
| **Toronto CMA** | 9,723 | 10,173 | 2,095 | 1,802 | 5,241 | 3,996 | 26,779 | 20,409 | 43,838 | 36,380 | 20.5 |
| **Oshawa CMA** | 1,059 | 1,297 | 42 | 40 | 268 | 361 | 302 | 44 | 1,671 | 1,742 | -4.1 |
| **Greater Toronto Area (GTA)** | 10,276 | 11,132 | 2,059 | 1,788 | 5,525 | 4,398 | 27,419 | 20,603 | 45,279 | 37,921 | 19.4 |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
## November 2012

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 |
| **Toronto City** | 25 | 20 | 0 | 0 | 1,578 | 599 | 0 | 6 |
| Toronto | 25 | 0 | 0 | 0 | 1,526 | 128 | 0 | 0 |
| East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 0 | 0 | 0 | 0 | 0 | 323 | 0 | 0 |
| North York | 0 | 20 | 0 | 0 | 0 | 128 | 0 | 0 |
| Scarborough | 0 | 0 | 0 | 0 | 52 | 20 | 0 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **York Region** | 165 | 314 | 0 | 4 | 143 | 22 | 97 | 4 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 0 | 0 | 0 | 0 | 0 | 0 | 97 | 0 |
| King Township | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 151 | 143 | 0 | 0 | 143 | 0 | 0 | 4 |
| Newmarket | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 14 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vaughan | 0 | 149 | 0 | 0 | 0 | 22 | 0 | 0 |
| Whitchurch-Stouffville | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 |
| **Peel Region** | 43 | 55 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brampton | 43 | 52 | 0 | 0 | 0 | 0 | 0 | 0 |
| Caledon | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Halton Region** | 79 | 152 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burlington | 55 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Halton Hills | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 24 | 148 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oakville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Durham Region** | 29 | 10 | 0 | 0 | 0 | 0 | 9 | 12 |
| Ajax | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oshawa | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 12 |
| Pickering | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Remainder of Toronto CMA** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Toronto CMA** | 273 | 537 | 0 | 4 | 1,721 | 621 | 97 | 10 |
| **Oshawa CMA** | 13 | 10 | 0 | 0 | 0 | 0 | 9 | 12 |
| **Greater Toronto Area (GTA)** | 341 | 551 | 0 | 4 | 1,721 | 621 | 106 | 22 |

Source: CMHC (Starts and Completions Survey)

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - November 2012

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| **Toronto City** | 592 | 478 | 14 | 0 | 19,698 | 13,971 | 1,417 | 1,624 |
| Toronto | 102 | 8 | 0 | 0 | 12,513 | 9,725 | 740 | 801 |
| East York | 0 | 0 | 0 | 0 | 105 | 384 | 0 | 0 |
| Etobicoke | 68 | 0 | 0 | 0 | 2,330 | 831 | 0 | 236 |
| North York | 247 | 198 | 14 | 0 | 4,601 | 1,918 | 91 | 371 |
| Scarborough | 172 | 272 | 0 | 0 | 149 | 396 | 0 | 210 |
| York | 3 | 0 | 0 | 0 | 0 | 0 | 586 | 6 |
| **York Region** | 2,034 | 1,468 | 12 | 12 | 3,626 | 2,418 | 252 | 98 |
| Aurora | 41 | 0 | 0 | 0 | 244 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 23 | 13 | 0 | 0 | 0 | 0 | 97 | 0 |
| King Township | 83 | 36 | 0 | 0 | 127 | 137 | 0 | 0 |
| Markham | 1,165 | 515 | 0 | 0 | 2,134 | 1,592 | 15 | 10 |
| Newmarket | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Richmond Hill | 260 | 350 | 0 | 0 | 624 | 148 | 140 | 0 |
| Vaughan | 282 | 416 | 4 | 0 | 497 | 437 | 0 | 84 |
| Whitchurch-Stouffville | 120 | 100 | 8 | 12 | 0 | 104 | 0 | 0 |
| **Peel Region** | 798 | 973 | 0 | 0 | 862 | 1,751 | 250 | 0 |
| Brampton | 663 | 428 | 0 | 0 | 224 | 49 | 0 | 0 |
| Caledon | 126 | 96 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 9 | 449 | 0 | 0 | 638 | 1,702 | 250 | 0 |
| **Halton Region** | 1,561 | 781 | 0 | 0 | 1,012 | 462 | 0 | 0 |
| Burlington | 145 | 47 | 0 | 0 | 338 | 150 | 0 | 0 |
| Halton Hills | 25 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 1,045 | 399 | 0 | 0 | 152 | 312 | 0 | 0 |
| Oakville | 346 | 313 | 0 | 0 | 522 | 0 | 0 | 0 |
| **Durham Region** | 514 | 676 | 0 | 10 | 154 | 235 | 148 | 44 |
| Ajax | 200 | 249 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 78 | 125 | 0 | 0 | 82 | 0 | 0 | 0 |
| Oshawa | 57 | 67 | 0 | 10 | 0 | 0 | 9 | 44 |
| Pickering | 46 | 76 | 0 | 0 | 0 | 235 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 133 | 159 | 0 | 0 | 72 | 0 | 139 | 0 |
| **Remainder of Toronto CMA** | 129 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 25 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Toronto CMA** | 5,215 | 3,984 | 26 | 12 | 24,860 | 18,687 | 1,919 | 1,722 |
| **Oshawa CMA** | 268 | 351 | 0 | 10 | 154 | 0 | 148 | 44 |
| **Greater Toronto Area (GTA)** | 5,499 | 4,376 | 26 | 22 | 25,352 | 18,837 | 2,067 | 1,766 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4: Starts by Submarket and by Intended Market<br>November 2012 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 |
| **Toronto City** | 150 | 221 | 1,578 | 599 | 0 | 6 | 1,728 | 826 |
| Toronto | 49 | 22 | 1,526 | 128 | 0 | 0 | 1,575 | 150 |
| East York | 7 | 4 | 0 | 0 | 0 | 0 | 7 | 4 |
| Etobicoke | 23 | 30 | 0 | 323 | 0 | 0 | 23 | 353 |
| North York | 62 | 60 | 0 | 128 | 0 | 0 | 62 | 188 |
| Scarborough | 4 | 92 | 52 | 20 | 0 | 0 | 56 | 112 |
| York | 5 | 13 | 0 | 0 | 0 | 6 | 5 | 19 |
| **York Region** | 542 | 717 | 143 | 68 | 97 | 8 | 782 | 793 |
| Aurora | 21 | 1 | 0 | 0 | 0 | 0 | 21 | 1 |
| East Gwillimbury | 2 | 17 | 0 | 0 | 0 | 0 | 2 | 17 |
| Georgina Township | 15 | 10 | 0 | 0 | 97 | 0 | 112 | 10 |
| King Township | 21 | 17 | 0 | 0 | 0 | 0 | 21 | 17 |
| Markham | 301 | 276 | 143 | 18 | 0 | 4 | 444 | 298 |
| Newmarket | 81 | 16 | 0 | 0 | 0 | 0 | 81 | 16 |
| Richmond Hill | 23 | 143 | 0 | 12 | 0 | 0 | 23 | 155 |
| Vaughan | 41 | 220 | 0 | 38 | 0 | 0 | 41 | 258 |
| Whitchurch-Stouffville | 37 | 17 | 0 | 0 | 0 | 4 | 37 | 21 |
| **Peel Region** | 509 | 308 | 0 | 0 | 0 | 0 | 509 | 308 |
| Brampton | 476 | 231 | 0 | 0 | 0 | 0 | 476 | 231 |
| Caledon | 23 | 66 | 0 | 0 | 0 | 0 | 23 | 66 |
| Mississauga | 10 | 11 | 0 | 0 | 0 | 0 | 10 | 11 |
| **Halton Region** | 199 | 303 | 30 | 70 | 0 | 0 | 229 | 373 |
| Burlington | 55 | 20 | 30 | 4 | 0 | 0 | 85 | 24 |
| Halton Hills | 3 | 1 | 0 | 0 | 0 | 0 | 3 | 1 |
| Milton | 117 | 271 | 0 | 66 | 0 | 0 | 117 | 337 |
| Oakville | 24 | 11 | 0 | 0 | 0 | 0 | 24 | 11 |
| **Durham Region** | 146 | 426 | 16 | 5 | 9 | 12 | 171 | 443 |
| Ajax | 26 | 53 | 16 | 0 | 0 | 0 | 42 | 53 |
| Brock | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Clarington | 42 | 84 | 0 | 0 | 0 | 0 | 42 | 84 |
| Oshawa | 38 | 47 | 0 | 0 | 9 | 12 | 47 | 59 |
| Pickering | 6 | 152 | 0 | 0 | 0 | 0 | 6 | 152 |
| Scugog | 2 | 1 | 0 | 0 | 0 | 0 | 2 | 1 |
| Uxbridge | 1 | 4 | 0 | 0 | 0 | 0 | 1 | 4 |
| Whitby | 31 | 84 | 0 | 5 | 0 | 0 | 31 | 89 |
| **Remainder of Toronto CMA** | 86 | 78 | 0 | 4 | 0 | 0 | 86 | 82 |
| Bradford West Gwillimbury | 34 | 30 | 0 | 0 | 0 | 0 | 34 | 30 |
| Town of Mono | 1 | 3 | 0 | 4 | 0 | 0 | 1 | 7 |
| New Tecumseth | 42 | 29 | 0 | 0 | 0 | 0 | 42 | 29 |
| Orangeville | 9 | 16 | 0 | 0 | 0 | 0 | 9 | 16 |
| **Toronto CMA** | 1,464 | 1,816 | 1,737 | 737 | 97 | 14 | 3,298 | 2,567 |
| **Oshawa CMA** | 111 | 215 | 0 | 5 | 9 | 12 | 120 | 232 |
| **Greater Toronto Area (GTA)** | 1,546 | 1,975 | 1,767 | 742 | 106 | 26 | 3,419 | 2,743 |

Source: CMHC (Starts and Completions Survey)

## Table 2.5: Starts by Submarket and by Intended Market
## January - November 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| **Toronto City** | 1,832 | 2,281 | 19,577 | 13,279 | 1,431 | 1,624 | 22,840 | 17,184 |
| Toronto | 274 | 878 | 12,513 | 9,012 | 740 | 801 | 13,527 | 10,691 |
| East York | 83 | 49 | 105 | 384 | 0 | 0 | 188 | 433 |
| Etobicoke | 237 | 142 | 2,398 | 831 | 0 | 236 | 2,635 | 1,209 |
| North York | 747 | 682 | 4,509 | 1,918 | 105 | 371 | 5,361 | 2,971 |
| Scarborough | 444 | 500 | 52 | 417 | 0 | 210 | 496 | 1,127 |
| York | 47 | 29 | 0 | 0 | 586 | 6 | 633 | 35 |
| **York Region** | 5,582 | 6,012 | 3,726 | 2,654 | 266 | 110 | 9,574 | 8,776 |
| Aurora | 130 | 42 | 247 | 3 | 0 | 0 | 377 | 45 |
| East Gwillimbury | 116 | 188 | 0 | 0 | 0 | 0 | 116 | 188 |
| Georgina Township | 132 | 164 | 0 | 0 | 97 | 0 | 229 | 164 |
| King Township | 411 | 110 | 127 | 137 | 0 | 0 | 538 | 247 |
| Markham | 2,326 | 2,073 | 2,158 | 1,638 | 15 | 10 | 4,499 | 3,721 |
| Newmarket | 450 | 159 | 0 | 0 | 0 | 4 | 450 | 163 |
| Richmond Hill | 570 | 796 | 646 | 302 | 140 | 0 | 1,356 | 1,098 |
| Vaughan | 869 | 1,671 | 548 | 470 | 4 | 84 | 1,421 | 2,225 |
| Whitchurch-Stouffville | 578 | 809 | 0 | 104 | 10 | 12 | 588 | 925 |
| **Peel Region** | 5,199 | 3,799 | 923 | 2,005 | 250 | 0 | 6,373 | 5,804 |
| Brampton | 4,511 | 2,895 | 276 | 68 | 0 | 0 | 4,788 | 2,963 |
| Caledon | 466 | 476 | 0 | 0 | 0 | 0 | 466 | 476 |
| Mississauga | 222 | 428 | 647 | 1,937 | 250 | 0 | 1,119 | 2,365 |
| **Halton Region** | 2,346 | 2,351 | 1,564 | 714 | 0 | 0 | 3,910 | 3,065 |
| Burlington | 241 | 341 | 374 | 185 | 0 | 0 | 615 | 526 |
| Halton Hills | 168 | 82 | 0 | 17 | 0 | 0 | 168 | 99 |
| Milton | 1,632 | 1,289 | 363 | 378 | 0 | 0 | 1,995 | 1,667 |
| Oakville | 305 | 639 | 827 | 134 | 0 | 0 | 1,132 | 773 |
| **Durham Region** | 2,004 | 2,821 | 430 | 217 | 148 | 54 | 2,582 | 3,092 |
| Ajax | 445 | 617 | 107 | 65 | 0 | 0 | 552 | 682 |
| Brock | 8 | 16 | 0 | 0 | 0 | 0 | 8 | 16 |
| Clarington | 593 | 578 | 112 | 49 | 0 | 0 | 705 | 627 |
| Oshawa | 296 | 361 | 47 | 67 | 9 | 54 | 352 | 482 |
| Pickering | 293 | 588 | 0 | 0 | 0 | 0 | 293 | 588 |
| Scugog | 17 | 16 | 0 | 0 | 0 | 0 | 17 | 16 |
| Uxbridge | 41 | 48 | 0 | 0 | 0 | 0 | 41 | 48 |
| Whitby | 311 | 597 | 164 | 36 | 139 | 0 | 614 | 633 |
| **Remainder of Toronto CMA** | 817 | 727 | 53 | 32 | 0 | 0 | 870 | 759 |
| Bradford West Gwillimbury | 410 | 444 | 0 | 0 | 0 | 0 | 410 | 444 |
| Town of Mono | 22 | 15 | 21 | 20 | 0 | 0 | 43 | 35 |
| New Tecumseth | 250 | 228 | 32 | 12 | 0 | 0 | 282 | 240 |
| Orangeville | 135 | 40 | 0 | 0 | 0 | 0 | 135 | 40 |
| **Toronto CMA** | 16,314 | 16,082 | 25,576 | 18,564 | 1,947 | 1,734 | 43,838 | 36,380 |
| **Oshawa CMA** | 1,200 | 1,536 | 323 | 152 | 148 | 54 | 1,671 | 1,742 |
| **Greater Toronto Area (GTA)** | 16,963 | 17,264 | 26,220 | 18,869 | 2,095 | 1,788 | 45,279 | 37,921 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
## November 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | % Change |
| **Toronto City** | 93 | 156 | 0 | 4 | 11 | 124 | 1,032 | 1,142 | 1,136 | 1,426 | -20.3 |
| Toronto | 14 | 5 | 0 | 0 | 0 | 0 | 336 | 0 | 350 | 5 | ** |
| East York | 15 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 7 | 114.3 |
| Etobicoke | 18 | 33 | 0 | 2 | 0 | 0 | 668 | 22 | 686 | 57 | ** |
| North York | 44 | 68 | 0 | 2 | 11 | 11 | 28 | 1,120 | 83 | 1,201 | -93.1 |
| Scarborough | 1 | 43 | 0 | 0 | 0 | 113 | 0 | 0 | 1 | 156 | -99.4 |
| York | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| **York Region** | 352 | 392 | 34 | 114 | 191 | 262 | 0 | 2 | 577 | 770 | -25.1 |
| Aurora | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 6 | 0.0 |
| East Gwillimbury | 3 | 9 | 0 | 0 | 0 | 16 | 0 | 0 | 3 | 25 | -88.0 |
| Georgina Township | 6 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 12 | -50.0 |
| King Township | 29 | 3 | 0 | 0 | 6 | 0 | 0 | 0 | 35 | 3 | ** |
| Markham | 81 | 193 | 18 | 80 | 67 | 97 | 0 | 2 | 166 | 372 | -55.4 |
| Newmarket | 62 | 17 | 0 | 2 | 22 | 0 | 0 | 0 | 84 | 19 | ** |
| Richmond Hill | 48 | 52 | 0 | 0 | 54 | 45 | 0 | 0 | 102 | 97 | 5.2 |
| Vaughan | 65 | 38 | 16 | 26 | 34 | 60 | 0 | 0 | 115 | 124 | -7.3 |
| Whitchurch-Stouffville | 52 | 62 | 0 | 6 | 8 | 44 | 0 | 0 | 60 | 112 | -46.4 |
| **Peel Region** | 165 | 283 | 180 | 74 | 67 | 188 | 0 | 49 | 412 | 594 | -30.6 |
| Brampton | 124 | 225 | 168 | 74 | 67 | 107 | 0 | 49 | 359 | 455 | -21.1 |
| Caledon | 33 | 36 | 12 | 0 | 0 | 0 | 0 | 0 | 45 | 36 | 25.0 |
| Mississauga | 8 | 22 | 0 | 0 | 0 | 81 | 0 | 0 | 8 | 103 | -92.2 |
| **Halton Region** | 76 | 100 | 16 | 0 | 219 | 191 | 56 | 0 | 367 | 291 | 26.1 |
| Burlington | 7 | 25 | 0 | 0 | 0 | 28 | 0 | 0 | 7 | 53 | -86.8 |
| Halton Hills | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 4 | -25.0 |
| Milton | 17 | 58 | 14 | 0 | 197 | 104 | 56 | 0 | 284 | 162 | 75.3 |
| Oakville | 49 | 13 | 2 | 0 | 22 | 59 | 0 | 0 | 73 | 72 | 1.4 |
| **Durham Region** | 137 | 194 | 2 | 8 | 57 | 51 | 0 | 0 | 196 | 253 | -22.5 |
| Ajax | 11 | 46 | 0 | 4 | 6 | 6 | 0 | 0 | 17 | 56 | -69.6 |
| Brock | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | -50.0 |
| Clarington | 41 | 60 | 0 | 0 | 17 | 27 | 0 | 0 | 58 | 87 | -33.3 |
| Oshawa | 21 | 26 | 0 | 4 | 0 | 0 | 0 | 0 | 21 | 30 | -30.0 |
| Pickering | 39 | 22 | 2 | 0 | 16 | 6 | 0 | 0 | 57 | 28 | 103.6 |
| Scugog | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Whitby | 19 | 38 | 0 | 0 | 18 | 12 | 0 | 0 | 37 | 50 | -26.0 |
| **Remainder of Toronto CMA** | 89 | 27 | 2 | 0 | 6 | 0 | 0 | 0 | 97 | 27 | ** |
| Bradford West Gwillimbury | 47 | 14 | 2 | 0 | 0 | 0 | 0 | 0 | 49 | 14 | ** |
| Town of Mono | 8 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 7 | 14.3 |
| New Tecumseth | 21 | 4 | 0 | 0 | 6 | 0 | 0 | 0 | 27 | 4 | ** |
| Orangeville | 13 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 2 | ** |
| **Toronto CMA** | 818 | 1,001 | 234 | 196 | 516 | 749 | 1,088 | 1,193 | 2,656 | 3,139 | -15.4 |
| **Oshawa CMA** | 81 | 124 | 0 | 4 | 35 | 39 | 0 | 0 | 116 | 167 | -30.5 |
| **Greater Toronto Area (GTA)** | 823 | 1,125 | 232 | 200 | 545 | 816 | 1,088 | 1,193 | 2,688 | 3,334 | -19.4 |

Source: CMHC (Starts and Completions Survey)

## Table 3.1: Completions by Submarket and by Dwelling Type
## January - November 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| **Toronto City** | 804 | 764 | 214 | 76 | 457 | 553 | 11,074 | 14,635 | 12,549 | 16,028 | -21.7 |
| Toronto | 100 | 110 | 10 | 22 | 28 | 51 | 5,602 | 6,897 | 5,740 | 7,080 | -18.9 |
| East York | 55 | 38 | 2 | 2 | 0 | 0 | 21 | 44 | 78 | 84 | -7.1 |
| Etobicoke | 118 | 119 | 4 | 16 | 11 | 0 | 3,264 | 1,016 | 3,397 | 1,151 | 195.1 |
| North York | 348 | 304 | 154 | 2 | 284 | 61 | 1,494 | 4,094 | 2,280 | 4,461 | -48.9 |
| Scarborough | 167 | 169 | 42 | 30 | 134 | 441 | 693 | 2,564 | 1,036 | 3,204 | -67.7 |
| York | 16 | 24 | 2 | 4 | 0 | 0 | 0 | 20 | 18 | 48 | -62.5 |
| **York Region** | 3,885 | 3,692 | 400 | 658 | 1,488 | 1,233 | 605 | 1,416 | 6,378 | 6,999 | -8.9 |
| Aurora | 68 | 103 | 0 | 8 | 0 | 0 | 0 | 153 | 68 | 264 | -74.2 |
| East Gwillimbury | 100 | 90 | 24 | 16 | 20 | 46 | 0 | 0 | 144 | 152 | -5.3 |
| Georgina Township | 125 | 107 | 0 | 0 | 13 | 17 | 0 | 0 | 138 | 124 | 11.3 |
| King Township | 126 | 140 | 2 | 0 | 67 | 36 | 0 | 0 | 195 | 176 | 10.8 |
| Markham | 1,139 | 642 | 278 | 274 | 740 | 374 | 16 | 882 | 2,173 | 2,172 | 0.0 |
| Newmarket | 312 | 183 | 4 | 6 | 26 | 0 | 4 | 0 | 346 | 189 | 83.1 |
| Richmond Hill | 630 | 743 | 18 | 16 | 287 | 241 | 20 | 25 | 955 | 1,025 | -6.8 |
| Vaughan | 1,031 | 1,194 | 50 | 242 | 251 | 357 | 565 | 356 | 1,897 | 2,149 | -11.7 |
| Whitchurch-Stouffville | 354 | 490 | 24 | 96 | 84 | 162 | 0 | 0 | 462 | 748 | -38.2 |
| **Peel Region** | 2,569 | 2,126 | 854 | 426 | 725 | 1,271 | 1,163 | 1,971 | 5,311 | 5,794 | -8.3 |
| Brampton | 2,076 | 1,762 | 596 | 320 | 344 | 809 | 200 | 424 | 3,216 | 3,315 | -3.0 |
| Caledon | 345 | 164 | 112 | 30 | 77 | 67 | 0 | 0 | 534 | 261 | 104.6 |
| Mississauga | 148 | 200 | 146 | 76 | 304 | 395 | 963 | 1,547 | 1,561 | 2,218 | -29.6 |
| **Halton Region** | 1,675 | 1,111 | 148 | 156 | 894 | 965 | 810 | 426 | 3,527 | 2,658 | 32.7 |
| Burlington | 286 | 245 | 0 | 60 | 128 | 136 | 150 | 317 | 564 | 758 | -25.6 |
| Halton Hills | 41 | 70 | 4 | 0 | 19 | 24 | 0 | 53 | 64 | 147 | -56.5 |
| Milton | 819 | 608 | 114 | 96 | 463 | 461 | 400 | 56 | 1,796 | 1,221 | 47.1 |
| Oakville | 529 | 188 | 30 | 0 | 284 | 344 | 260 | 0 | 1,103 | 532 | 107.3 |
| **Durham Region** | 1,970 | 1,610 | 110 | 110 | 744 | 580 | 265 | 60 | 3,089 | 2,360 | 30.9 |
| Ajax | 381 | 245 | 102 | 64 | 268 | 221 | 0 | 0 | 751 | 530 | 41.7 |
| Brock | 9 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 7 | 28.6 |
| Clarington | 521 | 448 | 6 | 0 | 122 | 87 | 0 | 14 | 649 | 549 | 18.2 |
| Oshawa | 267 | 411 | 0 | 38 | 69 | 63 | 30 | 46 | 366 | 558 | -34.4 |
| Pickering | 333 | 49 | 2 | 0 | 83 | 49 | 235 | 0 | 653 | 98 | ** |
| Scugog | 13 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 9 | 44.4 |
| Uxbridge | 37 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 32 | 15.6 |
| Whitby | 409 | 409 | 0 | 8 | 202 | 160 | 0 | 0 | 611 | 577 | 5.9 |
| **Remainder of Toronto CMA** | 786 | 529 | 48 | 62 | 39 | 26 | 0 | 44 | 873 | 661 | 32.1 |
| Bradford West Gwillimbury | 436 | 386 | 28 | 48 | 0 | 23 | 0 | 0 | 464 | 457 | 1.5 |
| Town of Mono | 42 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 34 | 23.5 |
| New Tecumseth | 250 | 88 | 14 | 12 | 6 | 0 | 0 | 0 | 270 | 100 | 170.0 |
| Orangeville | 58 | 21 | 6 | 2 | 33 | 3 | 0 | 44 | 97 | 70 | 38.6 |
| **Toronto CMA** | 10,184 | 8,303 | 1,768 | 1,382 | 3,826 | 4,182 | 13,737 | 18,175 | 29,515 | 32,042 | -7.9 |
| **Oshawa CMA** | 1,197 | 1,268 | 6 | 46 | 393 | 310 | 30 | 60 | 1,626 | 1,684 | -3.4 |
| **Greater Toronto Area (GTA)** | 10,903 | 9,303 | 1,726 | 1,426 | 4,308 | 4,602 | 13,917 | 18,508 | 30,854 | 33,839 | -8.8 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**
**November 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 |
| **Toronto City** | 11 | 124 | 0 | 0 | 1,000 | 1,130 | 32 | 12 |
| Toronto | 0 | 0 | 0 | 0 | 304 | 0 | 32 | 0 |
| East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 0 | 0 | 0 | 0 | 668 | 10 | 0 | 12 |
| North York | 11 | 11 | 0 | 0 | 28 | 1,120 | 0 | 0 |
| Scarborough | 0 | 113 | 0 | 0 | 0 | 0 | 0 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **York Region** | 191 | 262 | 0 | 0 | 0 | 0 | 0 | 2 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 67 | 97 | 0 | 0 | 0 | 0 | 0 | 2 |
| Newmarket | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 54 | 45 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vaughan | 34 | 60 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitchurch-Stouffville | 8 | 44 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Peel Region** | 67 | 188 | 0 | 0 | 0 | 49 | 0 | 0 |
| Brampton | 67 | 107 | 0 | 0 | 0 | 49 | 0 | 0 |
| Caledon | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 0 | 81 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Halton Region** | 219 | 191 | 0 | 0 | 56 | 0 | 0 | 0 |
| Burlington | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 |
| Halton Hills | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 197 | 104 | 0 | 0 | 56 | 0 | 0 | 0 |
| Oakville | 22 | 59 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Durham Region** | 57 | 51 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ajax | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 17 | 27 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oshawa | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pickering | 16 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 18 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Remainder of Toronto CMA** | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Toronto CMA** | 516 | 749 | 0 | 0 | 1,056 | 1,179 | 32 | 14 |
| **Oshawa CMA** | 35 | 39 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Greater Toronto Area (GTA)** | 545 | 816 | 0 | 0 | 1,056 | 1,179 | 32 | 14 |

Source: CMHC (Starts and Completions Survey)

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
## January - November 2012

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| **Toronto City** | 457 | 553 | 0 | 0 | 9,332 | 13,802 | 1,742 | 804 |
| Toronto | 28 | 51 | 0 | 0 | 4,800 | 6,472 | 802 | 396 |
| East York | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 44 |
| Etobicoke | 11 | 0 | 0 | 0 | 2,539 | 1,004 | 725 | 12 |
| North York | 284 | 61 | 0 | 0 | 1,432 | 3,762 | 62 | 332 |
| Scarborough | 134 | 441 | 0 | 0 | 540 | 2,564 | 153 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **York Region** | 1,472 | 1,217 | 16 | 16 | 501 | 1,389 | 104 | 27 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 153 | 0 | 0 |
| East Gwillimbury | 20 | 46 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 13 | 17 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 67 | 36 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 740 | 374 | 0 | 0 | 0 | 880 | 16 | 2 |
| Newmarket | 26 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Richmond Hill | 287 | 241 | 0 | 0 | 20 | 0 | 0 | 25 |
| Vaughan | 251 | 357 | 0 | 0 | 481 | 356 | 84 | 0 |
| Whitchurch-Stouffville | 68 | 146 | 16 | 16 | 0 | 0 | 0 | 0 |
| **Peel Region** | 725 | 1,271 | 0 | 0 | 963 | 1,945 | 200 | 26 |
| Brampton | 344 | 809 | 0 | 0 | 0 | 398 | 200 | 26 |
| Caledon | 77 | 67 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 304 | 395 | 0 | 0 | 963 | 1,547 | 0 | 0 |
| **Halton Region** | 894 | 965 | 0 | 0 | 580 | 189 | 230 | 237 |
| Burlington | 128 | 136 | 0 | 0 | 0 | 133 | 150 | 184 |
| Halton Hills | 19 | 24 | 0 | 0 | 0 | 0 | 0 | 53 |
| Milton | 463 | 461 | 0 | 0 | 320 | 56 | 80 | 0 |
| Oakville | 284 | 344 | 0 | 0 | 260 | 0 | 0 | 0 |
| **Durham Region** | 698 | 580 | 46 | 0 | 235 | 6 | 30 | 54 |
| Ajax | 268 | 221 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 114 | 87 | 8 | 0 | 0 | 6 | 0 | 8 |
| Oshawa | 31 | 63 | 38 | 0 | 0 | 0 | 30 | 46 |
| Pickering | 83 | 49 | 0 | 0 | 235 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 202 | 160 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Remainder of Toronto CMA** | 39 | 26 | 0 | 0 | 0 | 44 | 0 | 0 |
| Bradford West Gwillimbury | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 33 | 3 | 0 | 0 | 0 | 44 | 0 | 0 |
| **Toronto CMA** | 3,810 | 4,166 | 16 | 16 | 11,611 | 17,236 | 2,126 | 910 |
| **Oshawa CMA** | 347 | 310 | 46 | 0 | 0 | 6 | 30 | 54 |
| **Greater Toronto Area (GTA)** | 4,246 | 4,586 | 62 | 16 | 11,611 | 17,331 | 2,306 | 1,148 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4: Completions by Submarket and by Intended Market<br>November 2012 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 | Nov 2012 | Nov 2011 |
| **Toronto City** | 93 | 284 | 1,011 | 1,130 | 32 | 12 | 1,136 | 1,426 |
| Toronto | 14 | 5 | 304 | 0 | 32 | 0 | 350 | 5 |
| East York | 15 | 7 | 0 | 0 | 0 | 0 | 15 | 7 |
| Etobicoke | 18 | 35 | 668 | 10 | 0 | 12 | 686 | 57 |
| North York | 44 | 81 | 39 | 1,120 | 0 | 0 | 83 | 1,201 |
| Scarborough | 1 | 156 | 0 | 0 | 0 | 0 | 1 | 156 |
| York | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| **York Region** | 554 | 702 | 21 | 66 | 2 | 2 | 577 | 770 |
| Aurora | 4 | 6 | 2 | 0 | 0 | 0 | 6 | 6 |
| East Gwillimbury | 3 | 25 | 0 | 0 | 0 | 0 | 3 | 25 |
| Georgina Township | 6 | 12 | 0 | 0 | 0 | 0 | 6 | 12 |
| King Township | 35 | 3 | 0 | 0 | 0 | 0 | 35 | 3 |
| Markham | 166 | 352 | 0 | 18 | 0 | 2 | 166 | 372 |
| Newmarket | 84 | 19 | 0 | 0 | 0 | 0 | 84 | 19 |
| Richmond Hill | 83 | 65 | 19 | 32 | 0 | 0 | 102 | 97 |
| Vaughan | 115 | 108 | 0 | 16 | 0 | 0 | 115 | 124 |
| Whitchurch-Stouffville | 58 | 112 | 0 | 0 | 2 | 0 | 60 | 112 |
| **Peel Region** | 412 | 431 | 0 | 163 | 0 | 0 | 412 | 594 |
| Brampton | 359 | 356 | 0 | 99 | 0 | 0 | 359 | 455 |
| Caledon | 45 | 36 | 0 | 0 | 0 | 0 | 45 | 36 |
| Mississauga | 8 | 39 | 0 | 64 | 0 | 0 | 8 | 103 |
| **Halton Region** | 289 | 221 | 78 | 70 | 0 | 0 | 367 | 291 |
| Burlington | 7 | 53 | 0 | 0 | 0 | 0 | 7 | 53 |
| Halton Hills | 3 | 4 | 0 | 0 | 0 | 0 | 3 | 4 |
| Milton | 228 | 151 | 56 | 11 | 0 | 0 | 284 | 162 |
| Oakville | 51 | 13 | 22 | 59 | 0 | 0 | 73 | 72 |
| **Durham Region** | 171 | 232 | 24 | 21 | 1 | 0 | 196 | 253 |
| Ajax | 11 | 56 | 6 | 0 | 0 | 0 | 17 | 56 |
| Brock | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 |
| Clarington | 58 | 66 | 0 | 21 | 0 | 0 | 58 | 87 |
| Oshawa | 20 | 30 | 0 | 0 | 1 | 0 | 21 | 30 |
| Pickering | 57 | 28 | 0 | 0 | 0 | 0 | 57 | 28 |
| Scugog | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 19 | 50 | 18 | 0 | 0 | 0 | 37 | 50 |
| **Remainder of Toronto CMA** | 91 | 21 | 6 | 6 | 0 | 0 | 97 | 27 |
| Bradford West Gwillimbury | 49 | 14 | 0 | 0 | 0 | 0 | 49 | 14 |
| Town of Mono | 2 | 1 | 6 | 6 | 0 | 0 | 8 | 7 |
| New Tecumseth | 27 | 4 | 0 | 0 | 0 | 0 | 27 | 4 |
| Orangeville | 13 | 2 | 0 | 0 | 0 | 0 | 13 | 2 |
| **Toronto CMA** | 1,500 | 1,690 | 1,122 | 1,435 | 34 | 14 | 2,656 | 3,139 |
| **Oshawa CMA** | 97 | 146 | 18 | 21 | 1 | 0 | 116 | 167 |
| **Greater Toronto Area (GTA)** | 1,519 | 1,870 | 1,134 | 1,450 | 35 | 14 | 2,688 | 3,334 |

Source: CMHC (Starts and Completions Survey)

## Table 3.5: Completions by Submarket and by Intended Market
## January - November 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| **Toronto City** | 1,445 | 1,309 | 9,362 | 13,886 | 1,742 | 804 | 12,549 | 16,028 |
| Toronto | 159 | 183 | 4,779 | 6,472 | 802 | 396 | 5,740 | 7,080 |
| East York | 57 | 40 | 21 | 0 | 0 | 44 | 78 | 84 |
| Etobicoke | 127 | 175 | 2,545 | 964 | 725 | 12 | 3,397 | 1,151 |
| North York | 774 | 323 | 1,444 | 3,806 | 62 | 332 | 2,280 | 4,461 |
| Scarborough | 310 | 560 | 573 | 2,644 | 153 | 0 | 1,036 | 3,204 |
| York | 18 | 28 | 0 | 0 | 0 | 20 | 18 | 48 |
| **York Region** | 5,552 | 5,375 | 704 | 1,581 | 122 | 43 | 6,378 | 6,999 |
| Aurora | 64 | 111 | 4 | 153 | 0 | 0 | 68 | 264 |
| East Gwillimbury | 144 | 152 | 0 | 0 | 0 | 0 | 144 | 152 |
| Georgina Township | 138 | 124 | 0 | 0 | 0 | 0 | 138 | 124 |
| King Township | 195 | 176 | 0 | 0 | 0 | 0 | 195 | 176 |
| Markham | 2,105 | 1,263 | 52 | 907 | 16 | 2 | 2,173 | 2,172 |
| Newmarket | 342 | 189 | 0 | 0 | 4 | 0 | 346 | 189 |
| Richmond Hill | 815 | 892 | 140 | 108 | 0 | 25 | 955 | 1,025 |
| Vaughan | 1,305 | 1,736 | 508 | 413 | 84 | 0 | 1,897 | 2,149 |
| Whitchurch-Stouffville | 444 | 732 | 0 | 0 | 18 | 16 | 462 | 748 |
| **Peel Region** | 3,874 | 3,205 | 1,237 | 2,563 | 200 | 26 | 5,311 | 5,794 |
| Brampton | 3,016 | 2,527 | 0 | 762 | 200 | 26 | 3,216 | 3,315 |
| Caledon | 534 | 255 | 0 | 6 | 0 | 0 | 534 | 261 |
| Mississauga | 324 | 423 | 1,237 | 1,795 | 0 | 0 | 1,561 | 2,218 |
| **Halton Region** | 2,444 | 1,947 | 853 | 474 | 230 | 237 | 3,527 | 2,658 |
| Burlington | 360 | 407 | 54 | 167 | 150 | 184 | 564 | 758 |
| Halton Hills | 41 | 94 | 23 | 0 | 0 | 53 | 64 | 147 |
| Milton | 1,307 | 1,148 | 409 | 73 | 80 | 0 | 1,796 | 1,221 |
| Oakville | 736 | 298 | 367 | 234 | 0 | 0 | 1,103 | 532 |
| **Durham Region** | 2,563 | 2,143 | 446 | 163 | 80 | 54 | 3,089 | 2,360 |
| Ajax | 663 | 523 | 88 | 7 | 0 | 0 | 751 | 530 |
| Brock | 9 | 7 | 0 | 0 | 0 | 0 | 9 | 7 |
| Clarington | 608 | 481 | 33 | 60 | 8 | 8 | 649 | 549 |
| Oshawa | 263 | 449 | 31 | 63 | 72 | 46 | 366 | 558 |
| Pickering | 418 | 98 | 235 | 0 | 0 | 0 | 653 | 98 |
| Scugog | 13 | 9 | 0 | 0 | 0 | 0 | 13 | 9 |
| Uxbridge | 37 | 32 | 0 | 0 | 0 | 0 | 37 | 32 |
| Whitby | 552 | 544 | 59 | 33 | 0 | 0 | 611 | 577 |
| **Remainder of Toronto CMA** | 836 | 569 | 37 | 92 | 0 | 0 | 873 | 661 |
| Bradford West Gwillimbury | 464 | 457 | 0 | 0 | 0 | 0 | 464 | 457 |
| Town of Mono | 13 | 17 | 29 | 17 | 0 | 0 | 42 | 34 |
| New Tecumseth | 262 | 69 | 8 | 31 | 0 | 0 | 270 | 100 |
| Orangeville | 97 | 26 | 0 | 44 | 0 | 0 | 97 | 70 |
| **Toronto CMA** | 14,909 | 12,651 | 12,462 | 18,436 | 2,144 | 926 | 29,515 | 32,042 |
| **Oshawa CMA** | 1,423 | 1,474 | 123 | 156 | 80 | 54 | 1,626 | 1,684 |
| **Greater Toronto Area (GTA)** | 15,878 | 13,979 | 12,602 | 18,667 | 2,374 | 1,164 | 30,854 | 33,839 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## November 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Toronto City** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 11 | 11.5 | 85 | 88.5 | 96 | 1,449,850 | 1,455,337 |
| November 2011 | 10 | 7.0 | 6 | 4.2 | 18 | 12.6 | 12 | 8.4 | 97 | 67.8 | 143 | 1,050,000 | 1,145,765 |
| Year-to-date 2012 | 8 | 1.0 | 94 | 11.9 | 53 | 6.7 | 73 | 9.3 | 559 | 71.0 | 787 | 993,890 | 1,185,568 |
| Year-to-date 2011 | 79 | 10.5 | 42 | 5.6 | 67 | 8.9 | 54 | 7.2 | 513 | 67.9 | 755 | 1,079,750 | 1,239,148 |
| **Toronto** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 17 | 100.0 | 17 | 1,500,000 | 1,561,765 |
| November 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 1 | 1.0 | 0 | 0.0 | 98 | 99.0 | 99 | 1,295,000 | 1,681,192 |
| Year-to-date 2011 | 2 | 1.9 | 3 | 2.8 | 3 | 2.8 | 6 | 5.6 | 94 | 87.0 | 108 | 1,314,000 | 1,723,776 |
| **East York** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | 50.0 | 8 | 50.0 | 16 | 804,500 | 1,138,369 |
| November 2011 | 1 | 14.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 85.7 | 7 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 20 | 35.7 | 36 | 64.3 | 56 | 995,000 | 1,296,058 |
| Year-to-date 2011 | 1 | 2.6 | 1 | 2.6 | 1 | 2.6 | 5 | 12.8 | 31 | 79.5 | 39 | 995,900 | 1,114,441 |
| **Etobicoke** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 11.1 | 16 | 88.9 | 18 | 1,350,430 | 1,359,903 |
| November 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 3.2 | 9 | 29.0 | 21 | 67.7 | 31 | 1,390,480 | 1,274,568 |
| Year-to-date 2012 | 0 | 0.0 | 1 | 0.8 | 5 | 4.1 | 21 | 17.4 | 94 | 77.7 | 121 | 1,129,900 | 1,244,683 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 6 | 5.2 | 25 | 21.6 | 85 | 73.3 | 116 | 1,479,900 | 1,438,135 |
| **North York** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 44 | 100.0 | 44 | 1,560,200 | 1,585,925 |
| November 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 62 | 100.0 | 62 | 1,293,745 | 1,342,899 |
| Year-to-date 2012 | 5 | 1.5 | 22 | 6.5 | 5 | 1.5 | 11 | 3.2 | 298 | 87.4 | 341 | 1,100,000 | 1,273,068 |
| Year-to-date 2011 | 3 | 1.0 | 2 | 0.7 | 5 | 1.7 | 7 | 2.3 | 284 | 94.4 | 301 | 1,289,900 | 1,428,715 |
| **Scarborough** | | | | | | | | | | | | | |
| November 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| November 2011 | 9 | 23.7 | 6 | 15.8 | 17 | 44.7 | 3 | 7.9 | 3 | 7.9 | 38 | 575,000 | 576,299 |
| Year-to-date 2012 | 3 | 1.9 | 71 | 46.1 | 38 | 24.7 | 15 | 9.7 | 27 | 17.5 | 154 | 550,000 | 624,810 |
| Year-to-date 2011 | 73 | 43.7 | 36 | 21.6 | 38 | 22.8 | 6 | 3.6 | 14 | 8.4 | 167 | 500,990 | 535,877 |
| **York** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| November 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 4 | 25.0 | 6 | 37.5 | 6 | 37.5 | 16 | 754,545 | 817,583 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 14 | 58.3 | 5 | 20.8 | 5 | 20.8 | 24 | 635,450 | 815,298 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## November 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **York Region** | | | | | | | | | | | | | |
| November 2012 | 9 | 2.6 | 60 | 17.1 | 75 | 21.4 | 127 | 36.3 | 79 | 22.6 | 350 | 701,945 | 735,885 |
| November 2011 | 78 | 20.1 | 97 | 24.9 | 116 | 29.8 | 75 | 19.3 | 23 | 5.9 | 389 | 571,990 | 596,049 |
| Year-to-date 2012 | 458 | 11.8 | 808 | 20.8 | 774 | 20.0 | 1,113 | 28.7 | 724 | 18.7 | 3,877 | 636,990 | 681,440 |
| Year-to-date 2011 | 571 | 15.5 | 873 | 23.7 | 1,146 | 31.1 | 708 | 19.2 | 386 | 10.5 | 3,684 | 586,990 | 616,157 |
| **Aurora** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 100.0 | 6 | -- | -- |
| November 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 16.7 | 5 | 83.3 | 6 | -- | -- |
| Year-to-date 2012 | 1 | 1.4 | 2 | 2.9 | 1 | 1.4 | 8 | 11.6 | 57 | 82.6 | 69 | 879,990 | 1,104,209 |
| Year-to-date 2011 | 6 | 5.5 | 24 | 22.0 | 41 | 37.6 | 8 | 7.3 | 30 | 27.5 | 109 | 618,990 | 754,032 |
| **East Gwillimbury** | | | | | | | | | | | | | |
| November 2012 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| November 2011 | 8 | 88.9 | 1 | 11.1 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 9 | -- | -- |
| Year-to-date 2012 | 81 | 81.0 | 18 | 18.0 | 0 | 0.0 | 1 | 1.0 | 0 | 0.0 | 100 | 441,990 | 440,319 |
| Year-to-date 2011 | 62 | 68.9 | 17 | 18.9 | 10 | 11.1 | 0 | 0.0 | 1 | 1.1 | 90 | 437,990 | 454,444 |
| **Georgina Township** | | | | | | | | | | | | | |
| November 2012 | 3 | 50.0 | 0 | 0.0 | 0 | 0.0 | 2 | 33.3 | 1 | 16.7 | 6 | -- | -- |
| November 2011 | 11 | 91.7 | 0 | 0.0 | 1 | 8.3 | 0 | 0.0 | 0 | 0.0 | 12 | 349,990 | 368,323 |
| Year-to-date 2012 | 107 | 85.6 | 5 | 4.0 | 2 | 1.6 | 2 | 1.6 | 9 | 7.2 | 125 | 344,990 | 424,009 |
| Year-to-date 2011 | 85 | 79.4 | 1 | 0.9 | 5 | 4.7 | 7 | 6.5 | 9 | 8.4 | 107 | 329,990 | 417,803 |
| **King Township** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 9 | 32.1 | 19 | 67.9 | 28 | 861,990 | 956,849 |
| November 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 1 | 0.8 | 0 | 0.0 | 63 | 50.8 | 60 | 48.4 | 124 | 788,990 | 866,362 |
| Year-to-date 2011 | 16 | 11.9 | 31 | 23.1 | 6 | 4.5 | 47 | 35.1 | 34 | 25.4 | 134 | 718,990 | 677,459 |
| **Markham** | | | | | | | | | | | | | |
| November 2012 | 2 | 2.4 | 3 | 3.6 | 22 | 26.5 | 17 | 20.5 | 39 | 47.0 | 83 | 745,990 | 781,666 |
| November 2011 | 34 | 17.6 | 46 | 23.8 | 83 | 43.0 | 30 | 15.5 | 0 | 0.0 | 193 | 579,990 | 558,553 |
| Year-to-date 2012 | 167 | 14.7 | 400 | 35.3 | 291 | 25.7 | 130 | 11.5 | 146 | 12.9 | 1,134 | 550,000 | 597,694 |
| Year-to-date 2011 | 106 | 16.5 | 196 | 30.5 | 218 | 34.0 | 85 | 13.2 | 37 | 5.8 | 642 | 561,990 | 573,710 |
| **Newmarket** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 37 | 59.7 | 24 | 38.7 | 1 | 1.6 | 0 | 0.0 | 62 | 543,900 | 552,062 |
| November 2011 | 15 | 88.2 | 1 | 5.9 | 1 | 5.9 | 0 | 0.0 | 0 | 0.0 | 17 | 428,900 | 438,500 |
| Year-to-date 2012 | 38 | 12.2 | 153 | 49.0 | 86 | 27.6 | 35 | 11.2 | 0 | 0.0 | 312 | 543,900 | 545,345 |
| Year-to-date 2011 | 94 | 51.4 | 53 | 29.0 | 34 | 18.6 | 2 | 1.1 | 0 | 0.0 | 183 | 445,990 | 480,741 |
| **Richmond Hill** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 15 | 31.3 | 10 | 20.8 | 18 | 37.5 | 5 | 10.4 | 48 | 645,990 | 671,361 |
| November 2011 | 0 | 0.0 | 0 | 0.0 | 13 | 25.5 | 35 | 68.6 | 3 | 5.9 | 51 | 669,900 | 692,508 |
| Year-to-date 2012 | 2 | 0.3 | 62 | 9.9 | 200 | 31.9 | 251 | 40.1 | 111 | 17.7 | 626 | 661,990 | 746,359 |
| Year-to-date 2011 | 35 | 4.8 | 80 | 11.0 | 275 | 37.7 | 257 | 35.2 | 83 | 11.4 | 730 | 644,945 | 680,659 |
| **Vaughan** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 0 | 0.0 | 4 | 6.3 | 51 | 79.7 | 9 | 14.1 | 64 | 750,490 | 765,282 |
| November 2011 | 0 | 0.0 | 3 | 8.3 | 11 | 30.6 | 9 | 25.0 | 13 | 36.1 | 36 | 723,945 | 867,523 |
| Year-to-date 2012 | 6 | 0.6 | 16 | 1.5 | 119 | 11.5 | 587 | 56.7 | 308 | 29.7 | 1,036 | 749,990 | 808,362 |
| Year-to-date 2011 | 35 | 2.9 | 239 | 20.0 | 447 | 37.3 | 290 | 24.2 | 186 | 15.5 | 1,197 | 619,900 | 675,754 |
| **Whitchurch-Stouffville** | | | | | | | | | | | | | |
| November 2012 | 1 | 2.0 | 5 | 10.0 | 15 | 30.0 | 29 | 58.0 | 0 | 0.0 | 50 | 667,900 | 657,589 |
| November 2011 | 10 | 16.1 | 46 | 74.2 | 6 | 9.7 | 0 | 0.0 | 0 | 0.0 | 62 | 508,990 | 499,423 |
| Year-to-date 2012 | 56 | 16.0 | 151 | 43.0 | 75 | 21.4 | 36 | 10.3 | 33 | 9.4 | 351 | 508,990 | 594,515 |
| Year-to-date 2011 | 132 | 26.8 | 232 | 47.2 | 110 | 22.4 | 12 | 2.4 | 6 | 1.2 | 492 | 499,990 | 506,691 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## November 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Peel Region** | | | | | | | | | | | | | |
| November 2012 | 21 | 12.9 | 66 | 40.5 | 48 | 29.4 | 23 | 14.1 | 5 | 3.1 | 163 | 540,900 | 557,244 |
| November 2011 | 49 | 18.3 | 74 | 27.6 | 69 | 25.7 | 52 | 19.4 | 24 | 9.0 | 268 | 565,900 | 583,168 |
| Year-to-date 2012 | 406 | 15.8 | 756 | 29.5 | 721 | 28.1 | 526 | 20.5 | 156 | 6.1 | 2,565 | 561,900 | 585,652 |
| Year-to-date 2011 | 609 | 27.9 | 589 | 27.0 | 505 | 23.1 | 334 | 15.3 | 147 | 6.7 | 2,184 | 535,900 | 560,902 |
| **Brampton** | | | | | | | | | | | | | |
| November 2012 | 20 | 16.4 | 53 | 43.4 | 31 | 25.4 | 17 | 13.9 | 1 | 0.8 | 122 | 520,945 | 535,489 |
| November 2011 | 46 | 21.9 | 56 | 26.7 | 57 | 27.1 | 48 | 22.9 | 3 | 1.4 | 210 | 556,900 | 554,485 |
| Year-to-date 2012 | 377 | 18.2 | 669 | 32.3 | 530 | 25.6 | 431 | 20.8 | 65 | 3.1 | 2,072 | 549,900 | 560,346 |
| Year-to-date 2011 | 597 | 32.8 | 503 | 27.6 | 426 | 23.4 | 282 | 15.5 | 14 | 0.8 | 1,822 | 517,900 | 521,669 |
| **Caledon** | | | | | | | | | | | | | |
| November 2012 | 1 | 3.0 | 10 | 30.3 | 16 | 48.5 | 6 | 18.2 | 0 | 0.0 | 33 | 600,900 | 582,073 |
| November 2011 | 3 | 8.3 | 18 | 50.0 | 12 | 33.3 | 2 | 5.6 | 1 | 2.8 | 36 | 529,445 | 562,862 |
| Year-to-date 2012 | 29 | 8.4 | 83 | 24.1 | 150 | 43.5 | 73 | 21.2 | 10 | 2.9 | 345 | 594,990 | 603,476 |
| Year-to-date 2011 | 11 | 6.8 | 76 | 46.9 | 43 | 26.5 | 12 | 7.4 | 20 | 12.3 | 162 | 535,945 | 598,334 |
| **Mississauga** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 3 | 37.5 | 1 | 12.5 | 0 | 0.0 | 4 | 50.0 | 8 | -- | -- |
| November 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 9.1 | 20 | 90.9 | 22 | 850,000 | 890,186 |
| Year-to-date 2012 | 0 | 0.0 | 4 | 2.7 | 41 | 27.7 | 22 | 14.9 | 81 | 54.7 | 148 | 850,000 | 898,397 |
| Year-to-date 2011 | 1 | 0.5 | 10 | 5.0 | 36 | 18.0 | 40 | 20.0 | 113 | 56.5 | 200 | 850,000 | 887,991 |
| **Halton Region** | | | | | | | | | | | | | |
| November 2012 | 3 | 3.2 | 28 | 29.5 | 24 | 25.3 | 26 | 27.4 | 14 | 14.7 | 95 | 589,900 | 690,894 |
| November 2011 | 40 | 40.0 | 34 | 34.0 | 12 | 12.0 | 1 | 1.0 | 13 | 13.0 | 100 | 470,900 | 680,718 |
| Year-to-date 2012 | 354 | 21.5 | 531 | 32.3 | 336 | 20.4 | 123 | 7.5 | 300 | 18.2 | 1,644 | 540,450 | 705,271 |
| Year-to-date 2011 | 404 | 35.9 | 358 | 31.8 | 105 | 9.3 | 59 | 5.2 | 200 | 17.8 | 1,126 | 482,945 | 765,739 |
| **Burlington** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 2 | 33.3 | 0 | 0.0 | 1 | 16.7 | 3 | 50.0 | 6 | -- | -- |
| November 2011 | 8 | 32.0 | 10 | 40.0 | 6 | 24.0 | 0 | 0.0 | 1 | 4.0 | 25 | 463,990 | 544,672 |
| Year-to-date 2012 | 17 | 6.1 | 142 | 51.1 | 81 | 29.1 | 3 | 1.1 | 35 | 12.6 | 278 | 525,000 | 680,127 |
| Year-to-date 2011 | 59 | 24.1 | 126 | 51.4 | 26 | 10.6 | 3 | 1.2 | 31 | 12.7 | 245 | 499,990 | 754,926 |
| **Halton Hills** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 100.0 | 3 | -- | -- |
| November 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 1 | 25.0 | 2 | 50.0 | 4 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 2 | 4.9 | 7 | 17.1 | 32 | 78.0 | 41 | 890,900 | 957,066 |
| Year-to-date 2011 | 3 | 4.3 | 8 | 11.4 | 4 | 5.7 | 12 | 17.1 | 43 | 61.4 | 70 | 869,900 | 1,048,073 |
| **Milton** | | | | | | | | | | | | | |
| November 2012 | 3 | 17.6 | 6 | 35.3 | 8 | 47.1 | 0 | 0.0 | 0 | 0.0 | 17 | 530,900 | 519,841 |
| November 2011 | 32 | 55.2 | 22 | 37.9 | 4 | 6.9 | 0 | 0.0 | 0 | 0.0 | 58 | 435,400 | 452,503 |
| Year-to-date 2012 | 332 | 40.5 | 294 | 35.9 | 185 | 22.6 | 4 | 0.5 | 4 | 0.5 | 819 | 470,900 | 489,706 |
| Year-to-date 2011 | 339 | 55.8 | 213 | 35.0 | 48 | 7.9 | 5 | 0.8 | 3 | 0.5 | 608 | 439,990 | 459,990 |
| **Oakville** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 20 | 29.0 | 16 | 23.2 | 25 | 36.2 | 8 | 11.6 | 69 | 615,000 | 647,574 |
| November 2011 | 0 | 0.0 | 2 | 15.4 | 1 | 7.7 | 0 | 0.0 | 10 | 76.9 | 13 | 2,000,000 | 1,900,615 |
| Year-to-date 2012 | 5 | 1.0 | 95 | 18.8 | 68 | 13.4 | 109 | 21.5 | 229 | 45.3 | 506 | 783,900 | 1,047,593 |
| Year-to-date 2011 | 3 | 1.5 | 11 | 5.4 | 27 | 13.3 | 39 | 19.2 | 123 | 60.6 | 203 | 1,050,990 | 1,597,176 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## November 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Durham Region** | | | | | | | | | | | | | |
| November 2012 | 63 | 47.4 | 26 | 19.5 | 31 | 23.3 | 12 | 9.0 | 1 | 0.8 | 133 | 458,990 | 510,335 |
| November 2011 | 109 | 58.0 | 50 | 26.6 | 18 | 9.6 | 8 | 4.3 | 3 | 1.6 | 188 | 408,155 | 434,069 |
| Year-to-date 2012 | 1,046 | 53.7 | 437 | 22.4 | 269 | 13.8 | 138 | 7.1 | 58 | 3.0 | 1,948 | 437,770 | 462,016 |
| Year-to-date 2011 | 1,138 | 70.4 | 305 | 18.9 | 107 | 6.6 | 41 | 2.5 | 26 | 1.6 | 1,617 | 366,990 | 404,274 |
| **Ajax** | | | | | | | | | | | | | |
| November 2012 | 0 | 0.0 | 1 | 7.7 | 8 | 61.5 | 4 | 30.8 | 0 | 0.0 | 13 | 594,900 | 609,115 |
| November 2011 | 10 | 21.7 | 22 | 47.8 | 10 | 21.7 | 4 | 8.7 | 0 | 0.0 | 46 | 521,900 | 507,276 |
| Year-to-date 2012 | 118 | 32.0 | 72 | 19.5 | 85 | 23.0 | 77 | 20.9 | 17 | 4.6 | 369 | 537,700 | 535,026 |
| Year-to-date 2011 | 85 | 33.5 | 98 | 38.6 | 51 | 20.1 | 18 | 7.1 | 2 | 0.8 | 254 | 498,800 | 501,288 |
| **Brock** | | | | | | | | | | | | | |
| November 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| November 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Clarington** | | | | | | | | | | | | | |
| November 2012 | 33 | 78.6 | 7 | 16.7 | 1 | 2.4 | 1 | 2.4 | 0 | 0.0 | 42 | 352,990 | 378,021 |
| November 2011 | 50 | 89.3 | 4 | 7.1 | 1 | 1.8 | 1 | 1.8 | 0 | 0.0 | 56 | 342,945 | 358,464 |
| Year-to-date 2012 | 438 | 82.6 | 73 | 13.8 | 11 | 2.1 | 6 | 1.1 | 2 | 0.4 | 530 | 352,990 | 371,123 |
| Year-to-date 2011 | 390 | 87.8 | 39 | 8.8 | 7 | 1.6 | 4 | 0.9 | 4 | 0.9 | 444 | 339,990 | 354,983 |
| **Oshawa** | | | | | | | | | | | | | |
| November 2012 | 13 | 65.0 | 7 | 35.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 20 | 434,490 | 419,077 |
| November 2011 | 22 | 84.6 | 4 | 15.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 26 | 363,950 | 370,139 |
| Year-to-date 2012 | 193 | 72.8 | 63 | 23.8 | 3 | 1.1 | 5 | 1.9 | 1 | 0.4 | 265 | 389,990 | 395,586 |
| Year-to-date 2011 | 345 | 80.0 | 75 | 17.4 | 9 | 2.1 | 2 | 0.5 | 0 | 0.0 | 431 | 348,900 | 371,080 |
| **Pickering** | | | | | | | | | | | | | |
| November 2012 | 10 | 25.6 | 7 | 17.9 | 16 | 41.0 | 5 | 12.8 | 1 | 2.6 | 39 | 555,000 | 671,797 |
| November 2011 | 5 | 22.7 | 7 | 31.8 | 4 | 18.2 | 3 | 13.6 | 3 | 13.6 | 22 | 539,990 | 582,964 |
| Year-to-date 2012 | 98 | 29.4 | 100 | 30.0 | 95 | 28.5 | 16 | 4.8 | 24 | 7.2 | 333 | 513,330 | 557,578 |
| Year-to-date 2011 | 5 | 10.2 | 9 | 18.4 | 16 | 32.7 | 9 | 18.4 | 10 | 20.4 | 49 | 600,600 | 652,175 |
| **Scugog** | | | | | | | | | | | | | |
| November 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| November 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Uxbridge** | | | | | | | | | | | | | |
| November 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| November 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 8 | 21.1 | 6 | 15.8 | 9 | 23.7 | 10 | 26.3 | 5 | 13.2 | 38 | 591,550 | 637,545 |
| Year-to-date 2011 | 22 | 68.8 | 6 | 18.8 | 2 | 6.3 | 0 | 0.0 | 2 | 6.3 | 32 | 365,435 | 441,248 |
| **Whitby** | | | | | | | | | | | | | |
| November 2012 | 7 | 36.8 | 4 | 21.1 | 6 | 31.6 | 2 | 10.5 | 0 | 0.0 | 19 | 495,990 | 499,872 |
| November 2011 | 22 | 57.9 | 13 | 34.2 | 3 | 7.9 | 0 | 0.0 | 0 | 0.0 | 38 | 420,892 | 414,406 |
| Year-to-date 2012 | 191 | 46.2 | 123 | 29.8 | 66 | 16.0 | 24 | 5.8 | 9 | 2.2 | 413 | 455,990 | 462,850 |
| Year-to-date 2011 | 291 | 71.5 | 78 | 19.2 | 22 | 5.4 | 8 | 2.0 | 8 | 2.0 | 407 | 364,900 | 399,900 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## November 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Remainder of Toronto CMA** | | | | | | | | | | | | | |
| November 2012 | 73 | 83.0 | 13 | 14.8 | 0 | 0.0 | 1 | 1.1 | 1 | 1.1 | 88 | 401,945 | 404,897 |
| November 2011 | 24 | 88.9 | 1 | 3.7 | 1 | 3.7 | 0 | 0.0 | 1 | 3.7 | 27 | 409,900 | 430,645 |
| Year-to-date 2012 | 660 | 84.1 | 110 | 14.0 | 5 | 0.6 | 6 | 0.8 | 4 | 0.5 | 785 | 397,990 | 394,304 |
| Year-to-date 2011 | 418 | 78.6 | 86 | 16.2 | 13 | 2.4 | 8 | 1.5 | 7 | 1.3 | 532 | 412,990 | 420,812 |
| **Bradford West Gwillimbury** | | | | | | | | | | | | | |
| November 2012 | 36 | 76.6 | 11 | 23.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 47 | 409,990 | 412,330 |
| November 2011 | 13 | 92.9 | 1 | 7.1 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 14 | 409,990 | 414,276 |
| Year-to-date 2012 | 336 | 77.1 | 96 | 22.0 | 2 | 0.5 | 1 | 0.2 | 1 | 0.2 | 436 | 424,990 | 428,253 |
| Year-to-date 2011 | 299 | 77.5 | 83 | 21.5 | 2 | 0.5 | 2 | 0.5 | 0 | 0.0 | 386 | 424,990 | 427,976 |
| **Town of Mono** | | | | | | | | | | | | | |
| November 2012 | 6 | 85.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 14.3 | 7 | -- | -- |
| November 2011 | 6 | 85.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 14.3 | 7 | -- | -- |
| Year-to-date 2012 | 33 | 80.5 | 3 | 7.3 | 0 | 0.0 | 2 | 4.9 | 3 | 7.3 | 41 | 419,900 | 453,859 |
| Year-to-date 2011 | 16 | 45.7 | 1 | 2.9 | 8 | 22.9 | 4 | 11.4 | 6 | 17.1 | 35 | 559,900 | 575,577 |
| **New Tecumseth** | | | | | | | | | | | | | |
| November 2012 | 19 | 90.5 | 1 | 4.8 | 0 | 0.0 | 1 | 4.8 | 0 | 0.0 | 21 | 401,900 | 379,060 |
| November 2011 | 3 | 75.0 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2012 | 248 | 99.2 | 1 | 0.4 | 0 | 0.0 | 1 | 0.4 | 0 | 0.0 | 250 | 309,990 | 319,796 |
| Year-to-date 2011 | 82 | 93.2 | 1 | 1.1 | 3 | 3.4 | 1 | 1.1 | 1 | 1.1 | 88 | 305,490 | 334,806 |
| **Orangeville** | | | | | | | | | | | | | |
| November 2012 | 12 | 92.3 | 1 | 7.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 13 | 381,900 | 375,445 |
| November 2011 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2012 | 43 | 74.1 | 10 | 17.2 | 3 | 5.2 | 2 | 3.4 | 0 | 0.0 | 58 | 397,900 | 418,158 |
| Year-to-date 2011 | 21 | 91.3 | 1 | 4.3 | 0 | 0.0 | 1 | 4.3 | 0 | 0.0 | 23 | 379,900 | 394,136 |
| **Toronto CMA** | | | | | | | | | | | | | |
| November 2012 | 116 | 13.8 | 173 | 20.6 | 171 | 20.4 | 196 | 23.4 | 182 | 21.7 | 838 | 617,900 | 732,841 |
| November 2011 | 208 | 21.4 | 231 | 23.8 | 224 | 23.1 | 147 | 15.2 | 160 | 16.5 | 970 | 572,490 | 674,473 |
| Year-to-date 2012 | 2,093 | 20.7 | 2,335 | 23.1 | 1,997 | 19.7 | 1,941 | 19.2 | 1,754 | 17.3 | 10,120 | 573,900 | 668,422 |
| Year-to-date 2011 | 2,134 | 25.5 | 1,935 | 23.1 | 1,879 | 22.4 | 1,187 | 14.2 | 1,236 | 14.8 | 8,371 | 557,990 | 657,631 |
| **Oshawa CMA** | | | | | | | | | | | | | |
| November 2012 | 53 | 65.4 | 18 | 22.2 | 7 | 8.6 | 3 | 3.7 | 0 | 0.0 | 81 | 377,990 | 416,741 |
| November 2011 | 94 | 78.3 | 21 | 17.5 | 4 | 3.3 | 1 | 0.8 | 0 | 0.0 | 120 | 363,445 | 378,708 |
| Year-to-date 2012 | 822 | 68.0 | 259 | 21.4 | 80 | 6.6 | 35 | 2.9 | 12 | 1.0 | 1,208 | 379,445 | 407,850 |
| Year-to-date 2011 | 1,026 | 80.0 | 192 | 15.0 | 38 | 3.0 | 14 | 1.1 | 12 | 0.9 | 1,282 | 347,990 | 374,654 |
| **Greater Toronto Area** | | | | | | | | | | | | | |
| November 2012 | 96 | 11.5 | 180 | 21.5 | 178 | 21.3 | 199 | 23.8 | 184 | 22.0 | 837 | 618,300 | 742,667 |
| November 2011 | 286 | 26.3 | 261 | 24.0 | 233 | 21.4 | 148 | 13.6 | 160 | 14.7 | 1,088 | 549,445 | 644,920 |
| Year-to-date 2012 | 2,272 | 21.0 | 2,626 | 24.3 | 2,153 | 19.9 | 1,973 | 18.2 | 1,797 | 16.6 | 10,821 | 569,900 | 659,519 |
| Year-to-date 2011 | 2,801 | 29.9 | 2,167 | 23.1 | 1,930 | 20.6 | 1,196 | 12.8 | 1,272 | 13.6 | 9,366 | 535,900 | 634,894 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>November 2012 | | | | | | |
|---|---|---|---|---|---|---|
| **Submarket** | Nov 2012 | Nov 2011 | % Change | YTD 2012 | YTD 2011 | % Change |
| **Toronto City** | 1,455,337 | 1,145,765 | 27.0 | 1,185,568 | 1,239,148 | -4.3 |
| Toronto | 1,561,765 | -- | n/a | 1,681,192 | 1,723,776 | -2.5 |
| East York | 1,138,369 | -- | n/a | 1,296,058 | 1,114,441 | 16.3 |
| Etobicoke | 1,359,903 | 1,274,568 | 6.7 | 1,244,683 | 1,438,135 | -13.5 |
| North York | 1,585,925 | 1,342,899 | 18.1 | 1,273,068 | 1,428,715 | -10.9 |
| Scarborough | -- | 576,299 | n/a | 624,810 | 535,877 | 16.6 |
| York | -- | -- | n/a | 817,583 | 815,298 | 0.3 |
| **York Region** | 735,885 | 596,049 | 23.5 | 681,440 | 616,157 | 10.6 |
| Aurora | -- | -- | n/a | 1,104,209 | 754,032 | 46.4 |
| East Gwillimbury | -- | -- | n/a | 440,319 | 454,444 | -3.1 |
| Georgina Township | -- | 368,323 | n/a | 424,009 | 417,803 | 1.5 |
| King Township | 956,849 | -- | n/a | 866,362 | 677,459 | 27.9 |
| Markham | 781,666 | 558,553 | 39.9 | 597,694 | 573,710 | 4.2 |
| Newmarket | 552,062 | 438,500 | 25.9 | 545,345 | 480,741 | 13.4 |
| Richmond Hill | 671,361 | 692,508 | -3.1 | 746,359 | 680,659 | 9.7 |
| Vaughan | 765,282 | 867,523 | -11.8 | 808,362 | 675,754 | 19.6 |
| Whitchurch-Stouffville | 657,589 | 499,423 | 31.7 | 594,515 | 506,691 | 17.3 |
| **Peel Region** | 557,244 | 583,168 | -4.4 | 585,652 | 560,902 | 4.4 |
| Brampton | 535,489 | 554,485 | -3.4 | 560,346 | 521,669 | 7.4 |
| Caledon | 582,073 | 562,862 | 3.4 | 603,476 | 598,334 | 0.9 |
| Mississauga | -- | 890,186 | n/a | 898,397 | 887,991 | 1.2 |
| **Halton Region** | 690,894 | 680,718 | 1.5 | 705,271 | 765,739 | -7.9 |
| Burlington | -- | 544,672 | n/a | 680,127 | 754,926 | -9.9 |
| Halton Hills | -- | -- | n/a | 957,066 | 1,048,073 | -8.7 |
| Milton | 519,841 | 452,503 | 14.9 | 489,706 | 459,990 | 6.5 |
| Oakville | 647,574 | 1,900,615 | -65.9 | 1,047,593 | 1,597,176 | -34.4 |
| **Durham Region** | 510,335 | 434,069 | 17.6 | 462,016 | 404,274 | 14.3 |
| Ajax | 609,115 | 507,276 | 20.1 | 535,026 | 501,288 | 6.7 |
| Brock | -- | -- | n/a | -- | -- | n/a |
| Clarington | 378,021 | 358,464 | 5.5 | 371,123 | 354,983 | 4.5 |
| Oshawa | 419,077 | 370,139 | 13.2 | 395,586 | 371,080 | 6.6 |
| Pickering | 671,797 | 582,964 | 15.2 | 557,578 | 652,175 | -14.5 |
| Scugog | -- | -- | n/a | -- | -- | n/a |
| Uxbridge | -- | -- | n/a | 637,545 | 441,248 | 44.5 |
| Whitby | 499,872 | 414,406 | 20.6 | 462,850 | 399,900 | 15.7 |
| **Remainder of Toronto CMA** | 404,897 | 430,645 | -6.0 | 394,304 | 420,812 | -6.3 |
| Bradford West Gwillimbury | 412,330 | 414,276 | -0.5 | 428,253 | 427,976 | 0.1 |
| Town of Mono | -- | -- | n/a | 453,859 | 575,577 | -21.1 |
| New Tecumseth | 379,060 | -- | n/a | 319,796 | 334,806 | -4.5 |
| Orangeville | 375,445 | -- | n/a | 418,158 | 394,136 | 6.1 |
| **Toronto CMA** | 732,841 | 674,473 | 8.7 | 668,422 | 657,631 | 1.6 |
| **Oshawa CMA** | 416,741 | 378,708 | 10.0 | 407,850 | 374,654 | 8.9 |
| **Greater Toronto Area (GTA)** | 742,667 | 644,920 | 15.2 | 659,519 | 634,894 | 3.9 |

Source: CMHC (Market Absorption Survey)

## Table 5a: MLS® Residential Activity for Toronto November 2012

| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2011 | January | 4,340 | -13.0 | 7,410 | 9,025 | 11,436 | 64.8 | 427,159 | 4.4 | 447,426 |
| | February | 6,265 | -14.1 | 7,445 | 11,536 | 12,844 | 58.0 | 454,470 | 5.3 | 452,526 |
| | March | 9,262 | -11.2 | 7,698 | 15,315 | 11,656 | 66.0 | 456,147 | 4.9 | 460,014 |
| | April | 9,040 | -17.0 | 7,369 | 14,495 | 11,706 | 63.0 | 477,406 | 9.1 | 462,146 |
| | May | 10,045 | 6.1 | 7,555 | 16,076 | 11,848 | 63.8 | 485,520 | 8.7 | 469,947 |
| | June | 10,234 | 21.4 | 7,541 | 14,855 | 12,219 | 61.7 | 476,386 | 9.5 | 468,636 |
| | July | 7,922 | 20.6 | 7,485 | 12,508 | 12,695 | 59.0 | 459,122 | 9.2 | 470,179 |
| | August | 7,542 | 21.0 | 7,638 | 12,509 | 12,889 | 59.3 | 451,663 | 9.9 | 471,307 |
| | September | 7,658 | 21.3 | 7,991 | 14,727 | 12,949 | 61.7 | 465,369 | 8.9 | 472,600 |
| | October | 7,642 | 14.3 | 8,022 | 12,405 | 12,966 | 61.9 | 478,137 | 7.8 | 471,181 |
| | November | 7,092 | 8.9 | 7,743 | 9,786 | 12,373 | 62.6 | 480,421 | 9.7 | 479,850 |
| | December | 4,718 | 7.4 | 7,864 | 4,811 | 12,466 | 63.1 | 451,436 | 4.0 | 468,695 |
| 2012 | January | 4,567 | 5.2 | 7,676 | 9,655 | 12,062 | 63.6 | 463,534 | 8.5 | 488,963 |
| | February | 7,032 | 12.2 | 7,911 | 12,684 | 12,996 | 60.9 | 502,508 | 10.6 | 499,354 |
| | March | 9,690 | 4.6 | 8,289 | 16,308 | 12,957 | 64.0 | 504,117 | 10.5 | 503,090 |
| | April | 10,350 | 14.5 | 8,346 | 16,436 | 12,971 | 64.3 | 517,556 | 8.4 | 503,555 |
| | May | 10,850 | 8.0 | 7,709 | 19,177 | 13,412 | 57.5 | 516,787 | 6.4 | 497,286 |
| | June | 9,422 | -7.9 | 7,481 | 16,679 | 14,166 | 52.8 | 508,622 | 6.8 | 496,804 |
| | July | 7,570 | -4.4 | 7,274 | 13,888 | 13,599 | 53.5 | 476,947 | 3.9 | 493,647 |
| | August | 6,418 | -14.9 | 6,670 | 11,748 | 12,344 | 54.0 | 479,095 | 6.1 | 501,655 |
| | September | 5,879 | -23.2 | 6,845 | 15,220 | 14,082 | 48.6 | 503,662 | 8.2 | 508,334 |
| | October | 6,896 | -9.8 | 6,898 | 13,054 | 13,184 | 52.3 | 503,479 | 5.3 | 498,835 |
| | November | 5,793 | -18.3 | 6,593 | 9,838 | 13,208 | 49.9 | 485,328 | 1.0 | 491,266 |
| | December | | | | | | | | | |
| | Q3 2011 | 23,122 | 21.0 | | 39,744 | | | 458,758 | 9.3 | |
| | Q3 2012 | 19,867 | -14.1 | | 40,856 | | | 485,547 | 5.8 | |
| | YTD 2011 | 87,042 | 3.8 | | 143,237 | | | 467,160 | 8.1 | |
| | YTD 2012 | 84,467 | -3.0 | | 154,687 | | | 499,857 | 7.0 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

| Table 5b: MLS® Residential Activity for Oshawa<br>November 2012 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
| 2011 | January | 505 | -5.1 | 799 | 1,074 | 1,191 | 67.1 | 302,326 | 4.5 | 308,604 |
| | February | 652 | -20.4 | 729 | 1,248 | 1,258 | 57.9 | 302,068 | 5.4 | 305,314 |
| | March | 981 | -11.7 | 791 | 1,666 | 1,266 | 62.5 | 301,668 | -1.5 | 302,538 |
| | April | 949 | -19.8 | 749 | 1,601 | 1,239 | 60.4 | 321,042 | 5.4 | 314,046 |
| | May | 1,040 | 1.3 | 774 | 1,728 | 1,312 | 59.0 | 316,057 | 4.8 | 309,668 |
| | June | 1,046 | 13.7 | 815 | 1,587 | 1,348 | 60.5 | 322,947 | 6.1 | 314,701 |
| | July | 849 | 19.9 | 779 | 1,250 | 1,311 | 59.4 | 324,983 | 10.0 | 320,332 |
| | August | 764 | 15.6 | 789 | 1,305 | 1,393 | 56.7 | 310,852 | -0.6 | 313,100 |
| | September | 833 | 17.8 | 869 | 1,516 | 1,412 | 61.5 | 318,523 | 7.5 | 319,843 |
| | October | 759 | 10.3 | 819 | 1,270 | 1,399 | 58.5 | 317,779 | 5.1 | 317,858 |
| | November | 734 | 11.0 | 882 | 1,000 | 1,340 | 65.8 | 314,260 | 6.3 | 318,709 |
| | December | 492 | 6.7 | 870 | 522 | 1,353 | 64.3 | 310,267 | 5.4 | 318,592 |
| 2012 | January | 556 | 10.1 | 882 | 1,073 | 1,204 | 73.2 | 316,394 | 4.7 | 322,482 |
| | February | 809 | 24.1 | 907 | 1,327 | 1,330 | 68.2 | 323,592 | 7.1 | 327,131 |
| | March | 1,128 | 15.0 | 897 | 1,722 | 1,300 | 69.0 | 327,630 | 8.6 | 328,590 |
| | April | 1,167 | 23.0 | 919 | 1,655 | 1,281 | 71.7 | 337,401 | 5.1 | 329,240 |
| | May | 1,183 | 13.8 | 882 | 1,749 | 1,325 | 66.6 | 339,086 | 7.3 | 332,568 |
| | June | 1,051 | 0.5 | 822 | 1,509 | 1,282 | 64.2 | 339,032 | 5.0 | 330,584 |
| | July | 925 | 9.0 | 861 | 1,306 | 1,378 | 62.5 | 334,783 | 3.0 | 330,086 |
| | August | 854 | 11.8 | 889 | 1,208 | 1,287 | 69.1 | 335,783 | 8.0 | 338,303 |
| | September | 729 | -12.5 | 757 | 1,335 | 1,244 | 60.9 | 334,870 | 5.1 | 336,174 |
| | October | 797 | 5.0 | 859 | 1,140 | 1,263 | 68.0 | 335,818 | 5.7 | 335,666 |
| | November | 699 | -4.8 | 830 | 909 | 1,213 | 68.5 | 335,697 | 6.8 | 340,935 |
| | December | | | | | | | | | |
| | Q3 2011 | 2,446 | 17.8 | | 4,071 | | | 318,369 | 5.7 | |
| | Q3 2012 | 2,508 | 2.5 | | 3,849 | | | 335,149 | 5.3 | |
| | YTD 2011 | 9,112 | 1.0 | | 15,245 | | | 314,676 | 4.8 | |
| | YTD 2012 | 9,898 | 8.6 | | 14,933 | | | 333,535 | 6.0 | |

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

## Table 6a: Economic Indicators Toronto CMA
## November 2012

| | | Inteterest Rates | | | NHPI, Total, Toronto CMA 2007=100 | CPI, 2002 =100 | Toronto Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2011 | January | 592 | 3.35 | 5.19 | 107.8 | 117.5 | 2,971 | 8.3 | 68.4 | 884 |
| | February | 607 | 3.50 | 5.44 | 108.4 | 117.9 | 2,976 | 8.3 | 68.4 | 879 |
| | March | 601 | 3.50 | 5.34 | 108.7 | 119.4 | 2,959 | 8.5 | 68.1 | 884 |
| | April | 621 | 3.70 | 5.69 | 109.3 | 119.8 | 2,956 | 8.4 | 67.8 | 892 |
| | May | 616 | 3.70 | 5.59 | 110.3 | 120.8 | 2,959 | 8.5 | 67.8 | 896 |
| | June | 604 | 3.50 | 5.39 | 111.2 | 120.2 | 2,974 | 8.3 | 68.0 | 892 |
| | July | 604 | 3.50 | 5.39 | 111.7 | 120.4 | 2,968 | 8.2 | 67.6 | 887 |
| | August | 604 | 3.50 | 5.39 | 111.9 | 120.5 | 2,964 | 8.1 | 67.3 | 884 |
| | September | 592 | 3.50 | 5.19 | 112.2 | 121.2 | 2,964 | 8.0 | 67.2 | 884 |
| | October | 598 | 3.50 | 5.29 | 112.7 | 121.1 | 2,959 | 8.3 | 67.2 | 881 |
| | November | 598 | 3.50 | 5.29 | 113.8 | 120.9 | 2,956 | 8.5 | 67.1 | 886 |
| | December | 598 | 3.50 | 5.29 | 114.2 | 120.2 | 2,946 | 8.6 | 66.8 | 894 |
| 2012 | January | 598 | 3.50 | 5.29 | 114.2 | 120.7 | 2,944 | 8.6 | 66.7 | 897 |
| | February | 595 | 3.20 | 5.24 | 114.7 | 121.5 | 2,940 | 8.6 | 66.5 | 895 |
| | March | 595 | 3.20 | 5.24 | 115.4 | 122.0 | 2,944 | 8.6 | 66.4 | 895 |
| | April | 607 | 3.20 | 5.44 | 115.8 | 122.4 | 2,952 | 8.4 | 66.4 | 898 |
| | May | 601 | 3.20 | 5.34 | 116.4 | 122.4 | 2,962 | 8.6 | 66.6 | 908 |
| | June | 595 | 3.20 | 5.24 | 116.8 | 121.7 | 2,977 | 8.6 | 66.9 | 910 |
| | July | 595 | 3.10 | 5.24 | 116.8 | 121.6 | 2,994 | 8.5 | 67.1 | 914 |
| | August | 595 | 3.10 | 5.24 | 117.2 | 121.8 | 3,010 | 8.5 | 67.3 | 912 |
| | September | 595 | 3.10 | 5.24 | 117.9 | 122.1 | 3,029 | 8.5 | 67.6 | 915 |
| | October | 595 | 3.10 | 5.24 | 118.2 | 122.3 | 3,045 | 8.6 | 67.9 | 913 |
| | November | 595 | 3.10 | 5.24 | | 122.0 | 3,066 | 8.4 | 68.2 | 905 |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## Table 6b: Economic Indicators Oshawa CMA
## November 2012

| | | Inteterest Rates | | | NHPI, Total, Toronto CMA 2007=100 | CPI, 2002 =100 | Oshawa Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2011 | January | 592 | 3.35 | 5.19 | 107.8 | 117.5 | 191.4 | 8.8 | 69.7 | 877 |
| | February | 607 | 3.50 | 5.44 | 108.4 | 117.9 | 188.7 | 8.8 | 68.7 | 889 |
| | March | 601 | 3.50 | 5.34 | 108.7 | 119.4 | 187.9 | 8.8 | 68.2 | 893 |
| | April | 621 | 3.70 | 5.69 | 109.3 | 119.8 | 186.0 | 9.8 | 68.2 | 889 |
| | May | 616 | 3.70 | 5.59 | 110.3 | 120.8 | 187.7 | 9.8 | 68.7 | 879 |
| | June | 604 | 3.50 | 5.39 | 111.2 | 120.2 | 191.2 | 9.3 | 69.5 | 878 |
| | July | 604 | 3.50 | 5.39 | 111.7 | 120.4 | 195.0 | 8.0 | 69.8 | 884 |
| | August | 604 | 3.50 | 5.39 | 111.9 | 120.5 | 196.8 | 7.4 | 69.8 | 887 |
| | September | 592 | 3.50 | 5.19 | 112.2 | 121.2 | 197.4 | 7.1 | 69.7 | 890 |
| | October | 598 | 3.50 | 5.29 | 112.7 | 121.1 | 197.8 | 7.1 | 69.7 | 874 |
| | November | 598 | 3.50 | 5.29 | 113.8 | 120.9 | 197.2 | 7.2 | 69.5 | 877 |
| | December | 598 | 3.50 | 5.29 | 114.2 | 120.2 | 197.3 | 7.3 | 69.5 | 877 |
| 2012 | January | 598 | 3.50 | 5.29 | 114.2 | 120.7 | 198.3 | 7.4 | 69.8 | 891 |
| | February | 595 | 3.20 | 5.24 | 114.7 | 121.5 | 201.1 | 7.4 | 70.7 | 889 |
| | March | 595 | 3.20 | 5.24 | 115.4 | 122.0 | 201.2 | 7.8 | 71.0 | 896 |
| | April | 607 | 3.20 | 5.44 | 115.8 | 122.4 | 199.9 | 7.9 | 70.5 | 902 |
| | May | 601 | 3.20 | 5.34 | 116.4 | 122.4 | 196.3 | 8.2 | 69.3 | 910 |
| | June | 595 | 3.20 | 5.24 | 116.8 | 121.7 | 193.6 | 8.2 | 68.2 | 912 |
| | July | 595 | 3.10 | 5.24 | 116.8 | 121.6 | 191.5 | 8.4 | 67.6 | 919 |
| | August | 595 | 3.10 | 5.24 | 117.2 | 121.8 | 188.8 | 8.9 | 66.8 | 936 |
| | September | 595 | 3.10 | 5.24 | 117.9 | 122.1 | 188.1 | 9.0 | 66.6 | 950 |
| | October | 595 | 3.10 | 5.24 | 118.2 | 122.3 | 188.4 | 9.1 | 66.7 | 962 |
| | November | 595 | 3.10 | 5.24 | | 122.0 | 191.5 | 9.0 | 67.7 | 958 |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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